

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Area Planning Commission Meeting Minutes  
Tuesday, April 24, 2018

200 North Main Street, City Hall, 10<sup>th</sup> Floor Conference Room 1070  
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order at 4:38 p.m. with Commissioners Chung Kim, Barraza, Gold and Mendez present. Commissioner DelGado joined the meeting at 4:45 p.m.

Also present were, Christina Toy-Lee, Senior City Planner, representing the Director of Planning; Ernesto Velazquez, Deputy City Attorney; Jason Wong, Commission Executive Assistant, Rafael Vega, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager, Commission Office Staff.

---

**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

Christina Toy-Lee, Senior City Planner, stated that on April 17, 2018, Planning Staff provided the PLUM Committee with a report on the status of the Community Plan Update Program. The department plans to begin the adoption process in late 2018 to early 2019 for the Hollywood, Boyle Heights, Central City, and Central City North Community Plans. With the exception of the Hollywood Community Plan, all will be the first updates to utilize the new zoning tools developed by the Department's Re:codeLA program.

On April 30, 2018, Planning Staff will provide an overview of Transit Oriented Communities (TOC) regulations and guidelines during the staff meeting of Council District 10. Approximately 175 individuals attended the first 3 training sessions for the Spring Planning 101 series and collectively the Department is expecting 250 individuals to attend the remaining four training sessions which will be held in the South Valley, Central, East and Harbor regions.

**COMMISSION BUSINESS**

- Advanced Calendar:  
Commissioner Chung Kim stated she will be absent from the May 8th and May 22<sup>nd</sup>, 2018 Central Los Angeles Area Planning Commission meetings.
- Commission Requests:  
There were no requests made by the Commission.

- Approval of the Minutes:  
Commissioner Mendez moved to approve the minutes of March 27, 2018. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Mendez  
Second: Gold  
Ayes: Barraza, Chung Kim  
Absent: DelGado

**Vote: 4 – 0**

**MOTION PASSED**

---

**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representative.

---

**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

There were no members of the public who requested to address the Commission.

---

**ITEM NO. 4**

**RECONSIDERATIONS**

There were no items requested to be reconsidered.

---

Commissioner DelGado joined the meeting at 4:45 p.m. prior to Item No. 5. Commissioner Barraza recused herself and did not participate in the discussion or the decision in the matter.

---

**ITEM NO. 5**

**ZA-2017-1169-CUB-CUX-1A**  
CEQA: ENV-2017-1170-CE  
Plan Area: Hollywood

Council District: 13 – O'Farrell  
Last Day to Act: 04-24-18  
Continued from: 03-27-18; 04-10-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 1775 North Ivar Avenue

**IN ATTENDANCE:**

Charlie Rausch, Associate Zoning Administrator representing the Planning Department; Arkadi Hayrapetyan applicant; Gavin McKiernan, Craig Fry & Associates, Matthew Nichols and Rocky Delgadillo, DLA Piper, representatives for the applicant/appellant; Officer Benjamin Thompson, Los Angeles Police Department; Craig Bullock representing the Office of Councilmember O'Farrell.

The Commission President recessed the meeting at 6:52 p.m. and reconvened the meeting at 7:05 p.m. with Commissioners DelGado, Gold and Mendez present.

**MOTION:**

Commissioner Chung Kim put forth the actions the actions below in conjunction with the approval of the following project with modifications by the Commission as stated on the record:

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant featuring live entertainment and patron dancing, with an exterior patio/lounge.

1. Grant the appeal in part, and sustain in part the Zoning Administrator's determination to approve a Conditional Use Permit to dispense a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with live entertainment and patron dancing;
2. Adopt the Conditions of Approval as modified by the Commission; and
3. Adopt the Findings as amended by the Commission.

The motion was seconded by Commissioner Mendez, and the vote proceeded as follows:

Moved: Chung Kim  
Seconded: Mendez  
Ayes: Gold, DelGado  
Recused: Barraza

**Vote: 4 - 0**

**MOTION PASSED**

Commission Office Staff requested that the Commission reconsider the matter in order to make a determination on the proposed CEQA clearance for the project.

Commission Chung Kim moved to reconsider the matter. Commissioner Mendez seconded the motion and the vote proceeded as follows:

Moved: Chung Kim  
Seconded: Mendez  
Ayes: Gold, DelGado  
Recused: Barraza

**Vote: 4 - 0**

**MOTION PASSED**

**MOTION:**

Commissioner Chung Kim put forth the actions the actions below in conjunction with the approval of the following project with modifications by the Commission as stated on the record:

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant featuring live entertainment and patron dancing, with an exterior patio/lounge.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Article III, Section 1, Class 5, Category 34 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Grant the appeal in part, and sustain in part the Zoning Administrator's determination to approve a Conditional Use Permit to dispense a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with live entertainment and patron dancing;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the Findings as amended by the Commission.

The motion was seconded by Commissioner Mendez, and the vote proceeded as follows:

Moved: Chung Kim  
Seconded: Mendez  
Ayes: Gold, DelGado  
Recused: Barraza

**Vote: 4 - 0**

**MOTION PASSED**

Commissioner Barraza rejoined the meeting.

---

**ITEM NO. 6**

**ZA-2017-2719-CUB-1A**  
CEQA: ENV-2017-3863-CE  
Plan Area: Central City North

Council District: 14 - Huizar  
Last Day to Act: 04-30-18; 04-10-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 216 South Alameda Street;  
(524 East Traction Avenue and 237 South Rose Street)

**IN ATTENDANCE:**

Henry Chu, Associate Zoning Administrator representing the Planning Department; Brad Fullerton, General Manager of Angel City Brewery, applicant; Margaret Taylor, APEX LA, applicant's representative; George Campos, Tokyo Villa HOA, appellant.

**MOTION:**

Commissioner Mendez put for the actions below in conjunction with the approval of the following project:

Continued operation of the Angel City Brewery and Public House. The brewery will include capacity for 450 interior seats (tasting room and event hall), and the addition of a 3,700 square-foot outdoor patio area with 128 seats to be located within an existing surface parking area along the site's Traction Avenue street frontage. Hours of operation for the brewery/tasting room/event hall would be limited to 11:00 a.m. to 2:00 a.m., daily. The hours of operation for the outdoor patio would be limited to 11:00 a.m. to 10:00 p.m. daily.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Class 1, Category 22 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Zoning Administrator's determination to approve a Conditional Use Permit for the sale and dispensing of beer and wine only for on- and off-site consumption in conjunction with an existing brewery/tavern/event hall and proposed 3,700 square-foot outdoor patio;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings of the Zoning Administrator.

The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Mendez  
Seconded: Gold  
Ayes: Barraza, DelGado, Chung Kim

**Vote: 5 - 0**

**MOTION PASSED**

---

**ITEM NO. 7**

**APCC-2016-4126-ZC-HD-ZAA**

CEQA: ENV-2016-4127-MND

Plan Area: Wilshire

Related Case: TT-73679

Council District: 10 – Wesson Jr.

Last Day to Act: 04-30-18

**PUBLIC HEARING** - Completed February 21, 2018

**PROJECT SITE:** 1048-1060 South Oxford Avenue;  
3127-3133 West 11th Street

**IN ATTENDANCE:**

Lilian Rubio, City Planning Associate and Jenna Monterrosa, City Planner, representing the Planning Department; Eric Kwon, applicant's representative.

**MOTION:**

Commissioner Mendez put for the actions below, in conjunction with the approval of the following project:

Demolition of an existing single-family dwelling, duplex and fourplex for the construction, use, and maintenance of a new 7-story multi-family building with 49 residential condominium units. The building will include six levels of residential, one-level of above-ground parking and one-level of subterranean parking for a total of 105 vehicle parking spaces and 54 bicycle parking spaces.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-4127-MND, adopted on March 6, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Approve and recommend that the City Council adopt a Zone/Height District Change from R4-1 to R4-2;
3. Approve a Zoning Administrator's Adjustment to allow the following yard deviations:
  - a. 8-foot side yard setbacks in lieu of the required 10-foot side yard setbacks; and
  - b. 15-foot 3-inch rear yard setback in lieu of the required 19-foot rear setback;
4. Adopt the Conditions of Approval; and
5. Adopt the findings

The motion was seconded by Commissioner Chung Kim and the vote proceeded as follows:

Moved: Mendez  
Seconded: Chung Kim  
Ayes: Barraza, DelGado, Gold

**Vote: 5 - 0**

**MOTION PASSED**

---

The Commission recessed at approximately 8:15 p.m. and reconvened at 8:33 with all Commissioners present. Item Nos. 8 and 9 were heard together, however separate motions were taken.

---

**ITEM NO. 8**

**VTT-73056-SL-1A**

CEQA: ENV-2014-4125-CE

Plan Area: Hollywood

Related Case: DIR-2014-4124-SPP-SPPA-1A

Council District: 13 – O'Farrell  
Last Day to Act: 04-27-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 4321 and 4323 West Burns Avenue

**IN ATTENDANCE:**

Nuri Cho, City Planning Associate and Mindy Nguyen, City Planner, representing the Department; Ani Petrosian, applicant's representative; Carol Cetrone, Virgil Village Neighborhood Association, Doug Haines, George Abraham and Ed Hunt, appellants.

**MOTION:**

Commissioner Mendez put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing duplex; subdivision of one (1) 9,602-square-foot lot into six (6) small lots pursuant to the Small Lot Subdivision Ordinance; and the construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the six (6) subdivided lots and one uncovered guest parking space.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, section 15332, Class 32 (In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Deputy Advisory Agency's determination to approve a Vesting Tentative Map for the subdivision of 6 Small Lots;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the Findings of the Deputy Advisory Agency, as amended by the Commission.

The motion was seconded by Commissioner DelGado and vote proceeded as follows:

Moved: Mendez  
Seconded: DelGado  
Ayes: Barraza, Gold, Chung Kim

**Vote: 5 - 0**

**MOTION PASSED**

---

**ITEM NO. 9**

**DIR-2014-4124-SPP-SPPA-1A**  
CEQA: ENV-2014-4125-CE  
Plan Area: Hollywood  
Related Case: VTT-73056-SL-1A

Council District: 13 – O'Farrell  
Last Day to Act: 04-27-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 4321 and 4323 West Burns Avenue

**IN ATTENDANCE:**

Nuri Cho, City Planning Associate and Mindy Nguyen, City Planner, representing the Department; Ani Petrosian, applicant's representative; Carol Cetrone, Virgil Village Neighborhood Association, Doug Haines, George Abraham and Ed Hunt, appellants.

**MOTION:**

Commissioner Mendez put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing duplex; subdivision of one (1) 9,602-square-foot lot into six (6) small lots pursuant to the Small Lot Subdivision Ordinance; and the construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the six (6) subdivided lots and one uncovered guest parking space within Subarea A (Neighborhood Conservation) of the Vermont / Western Station Neighborhood Area Plan (SNAP) Specific Plan.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, section 15332, Class 32 (In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Planning Director's determination to conditionally approve Project Permit Compliance Review for the construction of 6 single-family dwellings each on a Small Lot;
3. Dismiss a Project Permit Adjustment to allow a seven-percent increase in the transitional height limit allowing 30 feet in lieu of the maximum permitted height of 27.99 feet;
4. Adopt the revised "Exhibit A" to reflect the reduction in the project's height;
5. Adopt the Conditions of Approval as modified by the Commission; and
6. Adopt the Findings of the Planning Director, as amended by the Commission.

The motion was seconded by Commissioner DelGado and vote proceeded as follows:

Moved: Mendez  
Seconded: DelGado  
Ayes: Barraza, Gold, Chung Kim

**Vote: 5 - 0**

**MOTION PASSED**

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned 9:27 p.m.



Jennifer Chung Kim, President  
Central Los Angeles Area Planning Commission



Jason Wong, Commission Executive Assistant  
Central Los Angeles Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**MAY 08 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**