

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission  
Meeting Minutes  
Tuesday, May 22, 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 4:39 p.m. with Commissioners DelGado, Gold and Mendez present.

Commissioners Barraza and Chung Kim were not in attendance.

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, City Planner, Commission Office Staff.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

Christina Toy Lee, Senior City Planner, made the following announcements:

- On May 15, 2018, the Planning and Management Committee heard a report back regarding ADUs in hillside geographic areas of the City. The City has been relying on the State's default ordinance concerning ADUs until this time. Once a local ADU ordinance is adopted the City will be enforcing its own regulations regarding ADUs pertaining to their size, placement, effect on equine keeping areas, and requirements regarding parking placement. The proposed ADU ordinance will prohibit any new detached ADUs in hillside areas. It will maintain the state mandated ability to convert existing spaces to ADUs for applicants who convert existing space within their dwelling unit or accessory garage or structure.
- On Friday, May 18, Planning staff hosted the Design Review Board (DRB) Member Training at City Hall. The training focused on the unique roles of Design Review Board Chairs and Vice Chairs, the function and authority of DRBs, the Brown Act, codes of conduct, and conflicts of interest. Speakers included Deputy Director Lisa Webber, Principal Planners and Senior City Planners from the Planning Department and staff from the City Attorney's office.

**COMMISSION BUSINESS**

- Advanced Calendar: There were no changes to the advanced calendar.
- Commission Requests: There were no requests made by the Commission.

- Approval of the Minutes:  
Commissioner Gold moved to approve the minutes of May 8, 2018. The motion was seconded by Commissioner Mendez and the vote proceeded as follows:

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

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representative.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

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

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no items requested to be reconsidered.

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**ITEM NO. 5**

Commissioner DelGado stated that he had listened to the audio from the meeting of May 8, 2018 related to Item No. 5.

**ZA-2017-3446-VCU-CUB-ZAA-SPR-1A**

CEQA: ENV-2017-3447-CE

Plan Area: Wilshire

Council District: 10 – Wesson Jr.

Last Day to Act: 06-10-18

Continued From: 05-08-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 966 South Dewey Avenue

**IN ATTENDANCE:**

Henry Chu, Associate Zoning Administrator, representing the Planning Department; Greg Wittman, representing David Kim, appellant; Jordan Fein, representing, Natalie Schuman, UNITE HERE Local 11, appellant; Milan L. Garrison, Maxsum Development, LLC, representing the applicant; Elizabeth Carlin, representing the Office of Council President Wesson Jr.

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The Commission recessed the meeting at 5:31 p.m. and reconvened at 5:53 p.m. with Commissioners DelGado, Gold and Mendez present.

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**MOTION:**

Commissioner Mendez put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record:

The construction, use and maintenance of a six-story hotel with 99 guest rooms, 63 automobile parking spaces and 10 bicycle parking spaces on a 23,626 square-foot site in the R4-1 Zone.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Article III, Section 1, Class 32, 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 appeals, and sustain the Zoning Administrator's determination to approve:
  - a. A Vesting Conditional Use Permit to allow a hotel in the R4 Zone;
  - b. A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a hotel;
  - c. A Zoning Administrator's Adjustment to allow five-foot northerly and southerly side yard setbacks in lieu of the minimum nine feet required and to allow a 15-foot rear yard in lieu of the minimum 18 feet required; and
  - d. A Site Plan Review for the construction, use and maintenance of a hotel that results in a net increase of more than 50 guest rooms.
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 DelGado, and the vote proceeded as follows:

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

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 6**

**ZA-2017-4489-CU-ZV-F-1A**  
CEQA: ENV-2017-4490-CE  
Plan Area: Westlake

Council District: 13 – O'Farrell  
Last Day to Act: 06-11-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 2515 West Beverly Boulevard; 110-128 North Coronado Street

**IN ATTENDANCE:**

Fernando Tovar, Associate Zoning Administrator, representing the Department; Claudia Ruano, appellant; Mark Kleger-Heine, Citizens of the World Charter Schools, applicant; Amy Ablakat, Planning Deputy, representing the Office of Councilmember O'Farrell.

**MOTION:**

Commissioner Gold put forth the actions below in conjunction with the approval of the following project, with modifications to the Conditions of Approval as stated on the record by the Commission:

Tenant improvements and a change of use from a three-story office building and ancillary surface parking lot to a public charter elementary school for Grades TK (transitional kindergarten) through 5 (Citizens of the World Charter School) within an approximately 30,702 square-foot existing building. The proposed project will not increase the existing building's size or footprint. The charter school proposes a maximum of 650 students and will provide 51 automobile parking spaces. The school's regular hours of operation will be from 7:00 a.m. to 6:30 p.m., Monday through Friday, with occasional weekends and nights reserved for special events.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Section 1, Class 32, 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 denied the appeal in part;
3. Sustain the Zoning Administrator's determination to approve a Conditional Use, Zone Variance, and Zoning Administrator's Determination in conjunction with the change of use from a three-story office building and ancillary surface parking lot to a public charter elementary school in the C2-1 and RD5-1 Zones;
4. Adopt the Conditions of Approval by the Zoning Administrator as modified by the Commission; and
5. Adopt the Findings of the Zoning Administrator, as amended by the Commission.

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

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

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 7**

**ZA-2016-1530-CUB-CU-1A**  
CEQA: ENV-2016-1531-CE  
Plan Area: Hollywood

Council District: 13 – O'Farrell  
Last Day to Act: 06-06-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 1360-1370 St. Andrews Place; 5517-5537 Fernwood Avenue and  
5522-5536 De Longpre Avenue

**IN ATTENDANCE:**

Fernando Tovar, Associate Zoning Administrator, representing the Department; Doug Haines, representing the appellant (by letter from Robert Silverstein dated May 21, 2018); Elizabeth Peterson, applicant's representative; Vice Investigator Benjamin Thompson, Los Angeles Police Department; Amy Ablakat, Planning Deputy, representing the Office of Councilmember O'Farrell.

**MOTION:**

Commissioner Mendez put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record by the Commission:

Demolition of a two-story office building and adult daycare facility, the change of use of an existing two story office building/events space to a restaurant/membership-office space use, and the construction of a 39,216 square-foot office addition over an existing, one-level subterranean parking garage. The proposed project includes the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 3,322 square foot ground floor restaurant with 232 interior seats, a 2,747 square foot conference/private dining room with 160 interior seats, a 2,770 square foot covered patio dining with 181 seats, a 815 square feet uncovered outdoor patio dining with 116 exterior seats, a 2,471 square foot oval flex room with a maximum of 353 seats, a 2,117 square foot outdoor roof patio with 127 seats, a 2,100 square foot greenhouse with 132 interior seats, a 662 square foot alcohol storage room, and service to all 43,132 square feet of membership-office space and 2,932 square feet of uncovered office patios with 243 exterior seats, all with operation of 24 hours daily. The proposed project includes 6 special events per year to be permitted for a portion of the subject property.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Article 19, Class 32, of the 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 deny the appeal in part;
3. Sustain the Zoning Administrator's determination to approve:
  - a. A Conditional Use Permit for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private creative office use/club (with interior and exterior areas) and a public on-site restaurant; and
  - b. A Conditional Use to allow specified deviations from the Commercial Corner regulations to permit hours of operation 24-hours daily in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m.; and to permit a zero-foot landscape setback in lieu of the otherwise required five-foot

- setback along St. Andrews Place; and to allow tandem parking on a Commercial Corner Development.
4. Adopt the Conditions of Approval by the Zoning Administrator as modified by the Commission; and
  5. Adopt the Findings of the Zoning Administrator as amended by the Commission.

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

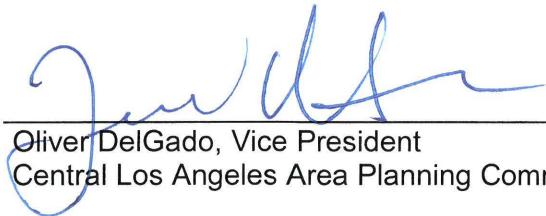
Moved: Mendez  
Second: DelGado  
Ayes: Gold  
Absent: Barraza, Chung Kim

**Vote: 3 - 0**

**MOTION PASSED**

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There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:50 p.m.



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Oliver DelGado, Vice President  
Central Los Angeles Area Planning Commission



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Lys Mendez, Commissioner  
Central Los Angeles Area Planning Commission



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

**ADOPTED**  
**CITY OF LOS ANGELES**

**JUL 10 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**