

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Meeting Minutes
Tuesday, July 24, 2018

200 North Main Street, City Hall, 10th 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.

The meeting was called to order at 4:42 p.m. with Commissioners Barraza, Chung Kim, DelGado, Gold and Mendez present.

Also present were, Christina Toy-Lee, Senior City Planner, representing the Director of Planning; Parissh Knox, Deputy City Attorney; Rocky Wiles, City Planner, Rafael Vega, Senior Administrative Clerk and Marcos Godoy, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Elections of Officers:**

Commissioner Barraza nominated Commissioner Chung Kim as President for the Central Los Angeles Area Planning Commission. Commissioner DelGado seconded the motion and the vote proceeded as follows:

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

Vote: 5 - 0

MOTION PASSED

Commissioner Mendez nominated Commissioner DelGado as Vice-President for the Central Los Angeles Area Planning Commission. Commissioner Gold seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

- Christina Toy Lee, Senior City Planner, reported the following:
 - Earlier this month, the Department initiated the first wave of proactive inspections under the recently updated Monitoring, Verification, and Inspection (MViP) program. The program was created in 2015 to provide better monitoring and enforcement of alcohol sales and live entertainment Conditional Use Permits (specifically, CUBs and CUXs) throughout the City. The goal is to have nearly 50% of the 1,000+ establishments inspected by the end of fall. These would be city initiated inspections of businesses enrolled in the program who currently have their Certificates of Occupancy. This new proactive approach will help ensure compliance for establishments selling or serving alcohol – whether a retail store, gas station, or a restaurant. The inspections would occur in two phases with the first starting 18 months after operation. The second inspection would occur 32 months thereafter, establishing an internal system to verify compliance throughout a 5-year period. The inspections will be conducted by Building & Safety, working in close coordination with the Department of City Planning.
 - On Thursday, July 26, the Community Planning Division will be holding a Scoping Meeting for the three station areas along the Purple Line Transit Neighborhood Plan. These station areas include Wilshire/La Cienaga, Wilshire/Fairfax, and Wilshire/La Brea. Similar to the Exposition Line, the Purple Line will serve as a critical east-west connection for the City and its transit riders.
- 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 Mendez moved to approve the minutes of July 10, 2018. The motion was seconded by Commissioner Barraza and the vote proceeded as follows:

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

Vote: 5 - 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.

ITEM NO. 5

ZA-2017-2807-CUB-1A

CEQA: ENV-2017-2808-CE

Plan Area: Hollywood

Council District: 13 – O’Farrell

Last Day to Act: 09-25-18

PUBLIC HEARING HELD

PROJECT SITE: 5975 West Santa Monica Boulevard (1106 North Gordon Street)

IN ATTENDANCE:

Henry Chu, Associate Zoning Administrator representing the Department; Fran Reichenbach, representing the appellant; Larry Neuberg, Mike Boulos and Ferris Wehbe, Hollywood Distillery, representing the applicant; Craig Bullock, representing the Office Councilmember O’Farrell.

MOTION:

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

The sale, dispensing and instructional tasting of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a tasting room within a craft distillery manufacturing operation.

1. Determine, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301, City CEQA Guidelines, Section 1, Class 1, Category 22, and that 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, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use Permit to allow the sale, dispensing, and instructional tasting of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a tasting room within a craft distillery manufacturing operation;
3. Adopt the Conditions of Approval by the Zoning Administrator; and
4. Adopt the Findings of the Zoning Administrator, as amended on the record by Staff.

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

Moved: Mendez
Second: Barraza
Ayes: Chung Kim, Delgado, Gold

Vote: 5 - 0

MOTION PASSED

President Chung Kim recessed the meeting and 5:31 p.m. and reconvened at 5:39 p.m. with all Commissioners present. She announced that Items 6 and 7 would be heard together but separate actions would be taken on each item.

ITEM NO. 6

VTT-74730-SL-1A

CEQA: ENV-2016-4903-CE

Plan Area: Hollywood

Related Case: ZA-2016-4902-ZAA-SPPA-SPP-DI-1A

Council District: 4 - Ryu

Last Day to Act: 08-09-18

PUBLIC HEARING HELD

PROJECT SITE: 1710, 1718, 1720 North Berendo Street
4765, 4767, 4773 West Hollywood Boulevard

IN ATTENDANCE:

Nuri Cho, City Planning Associate and Mindy Nguyen, City Planner representing the Department; Bill Zide and Abraham Soghomonian, Concerned Citizens of Los Feliz, appellants; Paul Gary, Psomas, representing the applicant; Emma Howard, Senior Planning Deputy, representing the Office of Councilmember Ryu.

MOTION:

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

Demolition of an existing two-story commercial building; subdivision of three (3) lots comprising 28,409 net square feet of lot area into 18 small lots; and construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the 18 subdivided lots. Four (4) guest parking spaces will be provided. The floor area of each dwelling will range from 1,794 to 2,969 square feet, totaling 31,245 square feet for all 18 dwellings. Three (3) non-protected trees on the property and four (4) non-protected street trees will be removed. Approximately 2,000 cubic yards of earth material will be exported, requiring a haul route approval.

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Class 32 Infill Development) and that 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 Tract Map pursuant to Los Angeles Municipal Code Sections 17.03 and 12.22 C.27, for the subdivision of three (3) lots into a maximum of 18 lots including a haul route to export 2,000 cubic yards of earth material;
3. Adopt the modified Conditions of Approval as recommended by Staff; and
4. Adopt the amended Findings as recommended by Staff.

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

Moved: Mendez

Second: Chung Kim
Ayes: Barraza, DelGado, Gold

Vote: 5 - 0

MOTION PASSED

ITEM NO. 7

ZA-2016-4902-ZAA-SPPA-SPP-DI-1A
CEQA: ENV-2016-4903-CE
Plan Area: Hollywood
Related Case: VTT-74730-SL-1A

Council District: 4 - Ryu
Last Day to Act: 08-09-18

PUBLIC HEARING HELD

PROJECT SITE: 710, 1718, 1720 North Berendo Street
4765, 4767, 4773 West Hollywood Boulevard

IN ATTENDANCE:

Nuri Cho, City Planning Associate and Mindy Nguyen, City Planner representing the Department; Bill Zide and Abraham Soghomonian of Concerned Citizens of Los Feliz, appellants; Paul Gary, Psomas, representing the applicant; Emma Howard, Senior Planning Deputy, representing the Office of Councilmember Ryu.

MOTION:

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

Demolition of an existing two-story commercial building; subdivision of three (3) lots comprising 28,409 net square feet of lot area into 18 small lots; and construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the 18 subdivided lots. Four (4) guest parking spaces will be provided. The floor area of each dwelling will range from 1,794 to 2,969 square feet, totaling 31,245 square feet for all 18 dwellings. Three (3) non-protected trees on the property and four (4) non-protected street trees will be removed. Approximately 2,000 cubic yards of earth material will be exported, requiring a haul route approval.

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Class 32 Infill Development) and that 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. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28A, a Zoning Administrator's Adjustment, to increase the building height limit by 19.4 percent, allowing 35 feet, 10 inches in lieu of the otherwise maximum permitted height of 30 feet in the RD1.5-1XL Zone;

- b. Pursuant to LAMC Section 11.5.7 E, Project Permit Adjustments from Section 8.C of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan to allow:
 - i. An increase in the transitional height limit by 8.8 percent for portions of buildings located in Subarea B within 49 feet from a lot in Subarea A, allowing 27 feet, 3 inches in lieu of the otherwise maximum permitted height of 25 feet; and
 - ii. An increase in the transitional height limit by 9 percent for portions of buildings located in Subarea B within 50 to 99 feet from a lot in Subarea A, allowing 36 feet in lieu of the otherwise maximum permitted height of 33 feet.
 - c. Pursuant to LAMC Section 11.5.7 C and the Vermont/Western SNAP Specific Plan, Ordinance 184,888, a Project Permit Compliance to allow the demolition of an existing two-story commercial building; and the construction, use and maintenance of 18 three-story, single-family dwellings with an attached two-car garage for each dwelling within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western SNAP;
 - d. Pursuant to LAMC Section 11.5.7 H, a Director's Interpretation of the Transparent Building Elements provision in the Vermont/Western SNAP Development Standards and Design Guidelines, requiring transparent building elements to occupy at least 50 percent of the exterior wall surface of the ground floor facades for the front and side elevations, to mean that the provision is not meant to be applied to side yard elevations for residential uses in Subarea B to protect the privacy of residential occupants.
- 3. Adopt the modified Conditions of Approval as recommended by Staff; and
 - 4. Adopt the amended Findings as recommended by Staff.

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

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

Vote: 5 - 0

MOTION PASSED

President Chung Kim recessed the meeting and 6:46 p.m. and reconvened at 6:55 p.m. with all Commissioners present.

ITEM NO. 8

VTT-76054-SL-1A
CEQA: ENV-2017-2090-CE
Plan Area: Hollywood

Council District: 5 - Koretz
Last Day to Act: 07-27-18

PUBLIC HEARING HELD

PROJECT SITE: 836-838 North Poinsettia Place

IN ATTENDANCE:

John Dacey, City Planning Associate and Kevin Golden, City Planner, representing the Department; Lucille Saunders, La Brea Willoughby Coalition and Jason Saunders, appellants; Elia Thompson, Ervin Cohen & Jessup LLP and Sami Kohanim, Land Use Developers Corp, representing the applicant; Keith Nakata, Co-Chairman, Planning and Land Use Committee of the Mid City West Community Council.

MOTION:

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

Demolition of an existing one-story triplex; subdivision of one (1) lot comprising of 7,735 net square feet of lot area into five (5) small lots; and construction, use, and maintenance of a three-story, new small lot single-family dwellings with an attached two-car garage on each of the five (5) subdivided lots. The floor area of each dwelling will range from 1,080 to 1,864 square feet, totaling 8,360 square feet for all five (5) dwellings. The application for Vesting Tentative Tract Map No. VTT-76054-SL was approved on June 21, 2018.

1. Determine based on the whole of the administrative record, that the project is exempt from State CEQA Guidelines Section 15332; and that 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 Tract Map pursuant to LAMC 17.03 and 12.22 C.27, composed of one lot, for a maximum of five small lots;
3. Adopt the Conditions of Approval of the Deputy Advisory Agency; and
4. Adopt the Findings of the Deputy Advisory Agency.

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

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

Vote: 5 - 0

MOTION PASSED

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:37 p.m.



Jennifer Chung Kim, President
Central Los Angeles Area Planning Commission



Rocky Wiles, Commission Office Manager
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 28 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE