

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, OCTOBER 9, 2018, AFTER 4:30 P.M.  
200 NORTH SPRING STREET, ROOM 1070  
LOS ANGELES, CA 90012**

Jennifer Chung Kim, President  
Oliver DelGado, Vice President  
Jennifer Barraza Mendoza, Commissioner  
Ilissa Gold, Commissioner  
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director  
  
Vacant, Commission Executive Assistant  
(213) 978-1300

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1134.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Central Los Angeles", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – August 28, 2018

2. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [APCC-2017-2421-SPE-SPP](#)  
CEQA: ENV-2017-2422-EIR  
Plan Area: Central City North

Council District: 14 – Huizar  
Last Day to Act: 10-09-18  
Continued From: 09-25-18

**PUBLIC HEARING** – Completed August 21, 2018

**PROJECT SITE:** 900 North Alameda Street

**PROPOSED PROJECT:**

Construction of a 93-foot-high building for data center uses with 179,900 square feet of floor area and a 50-foot-high parking structure with 216 spaces.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report for Case No. CPC-1993-442-SP, State Clearinghouse No. 1994031006, certified on June 18, 1996, and adopt the Addendum, ENV-2017-2422-EIR dated July 5, 2018;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, a Project Permit Compliance Review with the Alameda District Specific Plan; and
3. Pursuant to LAMC Section 11.5.7 F, an Exception from Section 11.E of the Alameda District Specific Plan to permit reduced parking for the existing and proposed data center buildings.

**Applicant:** Brian Warren, Core Site Real Estate

**Staff:** Adam Villani, City Planner  
[adam.villani@lacity.org](mailto:adam.villani@lacity.org)  
(213) 847-3688

6. [ZA-2017-0883-ZAD-1A](#)  
CEQA: ENV-2017-885-CE  
Plan Area: Hollywood

Council District: 4 - Ryu  
Last Day to Act: 10-23-18  
Continued From: 10-23-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1860 North Blue Heights Drive

**PROPOSED PROJECT:**

Two-story addition to an existing one-story single-family residence; and the construction, use, and maintenance of a new, detached one-story Accessory Living Quarters.

**APPEAL:**

Appeal of Condition No. 14 in the July 24, 2018, Zoning Administrator's determination which conditionally approved a major renovation and addition to an existing single family dwelling on a lot which does not have vehicular access from a 20-ft wide continuous paved roadway from the driveway apron to the boundary of the hillside area and which fronts a Substandard Hillside Street with a roadway width that is less than 20-feet as required by Los Angeles Municipal Code Section 12.24 X.28. Condition No. 14, states:

14. *Any future fencing, lighting, and hardscape within the "Affected Area," located at the northerly portion of the project property as shown in Exhibit A, shall be limited to ensure that at least one path by which native wildlife can traverse the "Affected Area" between its northwestern and northeastern faces will remain intact in perpetuity. The path shall*

*be no narrower than six feet at any point and shall be in a location recommended by a certified biologist with a written finding as showing frequent animal foot traffic or by other applicable biological expertise.*

**Applicant:** Salim Lahoud, Dubina Arts, LLC  
Representative: Caitlan Cullen, Crest Real Estate

**Appellant:** Laurel Canyon Association  
Jamie T. Hall, Channel Law Group, LLP

**Staff:** Jason Hernández, City Planning Associate  
[Jason.hernandez@lacity.org](mailto:Jason.hernandez@lacity.org)  
(213) 978-1276

Jack Chiang, Associate Zoning Administrator

7. **DIR-2018-1288-COA-1A**

CEQA: ENV-2018-1289-CE  
Plan Area: Wilshire

Council District: 4 - Ryu  
Last Day to Act: 10-22-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 619 South June Street

**PROPOSED PROJECT:**

New central pedestrian walkway with steps, replacement of sidewalk and driveway apron, and the installation of a new electrical transformer, transformer pad, switchgear, and retaining wall as required by LADWP.

**APPEAL:**

Appeal of the July 10, 2018, Planning Director's determination to:

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the State CEQA Guidelines, Article 19, Section 15331, Class 31 (historic resources) and to the City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3 Category 8 (utilities); and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve with Conditions a Certificate of Appropriateness, pursuant to Los Angeles Municipal Code Section 12.20.3 K and the Hancock Park Historic Preservation Overlay Zone (HPOZ) Ordinance 184903, for the project.

**Applicant:** Shaul and Danielle Dina  
Representative: Niv V. Davidovich, Esq., Davidovich Kaufman Legal Group

**Appellant:** Cynthia Chvatal, Hancock Park Homeowners Association

**Staff:** Suki Gershenthorn, Planning Assistant  
[suki.gershenthorn@lacity.org](mailto:suki.gershenthorn@lacity.org)  
(213) 847-3675

8. [ZA-2018-0532-CUB-1A](#)  
CEQA: ENV-2018-0533-CE  
Plan Area: Central City

Council District: 14 - Huizar  
Last Day to Act: 11-20-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 643 South Olive Street

**PROPOSED PROJECT:**

The sale and dispensing of a full line of alcoholic beverages in conjunction with a new 6,352 square-foot restaurant with interior seating for up to 216 patrons (206 seats on the ground floor and a maximum of 10 seat on the mezzanine). Proposed hours of operation are from 10:00 a.m. to 2:00 a.m., daily.

**APPEAL:**

Appeal of the August 22, 2018, Zoning Administrator's determination to:

1. Determine based on the whole of administrative record, that the Project is exempt from CEQA pursuant to City CEQA Guidelines Article III, Section 1, Class 5, Category 23, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve, pursuant to Los Angeles Municipal Code Section 12.24 W.1, the sale and dispensing of a full line of alcoholic beverages at a proposed restaurant.

**Applicant:** Mike Verdi, Olive Center  
Representative: Ariel Gutierrez, Cartomap Services

**Appellant:** Hal Bastian, Hal Bastian, Inc.

**Staff:** Fernando Tovar, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission  
will be held at **4:30 p.m. on Tuesday, October 23, 2018** at

Los Angeles City Hall  
200 North Spring Street, Room 1070  
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer as a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [apccentral@lacity.org](mailto:apccentral@lacity.org).