

COMMISSION MEETING AUDIO

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, October 23, 2018, 4:30 P.M.
200 NORTH SPRING STREET, ROOM 1070
LOS ANGELES, CA 90012

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978-1255

1. [**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**](#)

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – October 9, 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**
- a. **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.
 - b. **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. **ZA-2017-5252-ZV-1A**
CEQA: ENV-2018-1157-CE
Plan Area: Hollywood

Council District: 13 - Farrell
Last Day to Act: 10-31-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 6150 - 6240 West Hollywood Boulevard;
1631-1649 North El Centro Avenue;
1615-1631 North Vista Del Mar Avenue;
1614-1660 North Argyle Avenue

PROPOSED PROJECT:

Operation of a 2,964-square-foot health club on the ground floor of a seven-story, mixed-use project containing 507 dwelling units and approximately 52,136 square feet of ground floor commercial space that is currently under construction.

APPEAL:

Appeal of the August 1, 2018, Zoning Administrator's determination to:

- 1. Determine 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 15300.2 applies; and
- 2. Approve, pursuant to City Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code (LAMC), a Variance from LAMC Section 12.16 A.2(p), to allow a health fitness studio and accessory uses on the ground floor of a mixed-use development, otherwise not permitted in the C4 Zone.

Applicant: Blvd 6200 Owner South, LLC
Representative: Ernest J. Guadiana,
Elkins Kalt Weintraub Reuben Gartside LLP

Appellant: Doug Haines, the La Mirada Avenue Neighborhood Association of Hollywood
Representative: Robert Silverstein, The Silverstein Law Firm

Staff: Nuri Cho, City Planning Associate
nuri.cho@lacity.org
(213) 978-1177

Jack Chiang, Associate Zoning Administrator

6. [DIR-2017-2680-SPP-1A](#)
CEQA: ENV-2017-2681-CE
Plan Area: Hollywood

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 5717, 5717½, 5719, 5719½ West Carlton Way

PROPOSED PROJECT:

Demolition of two (2) duplexes; and the construction, use and maintenance of a seven-story, multi-family residential development that is 78 feet, 3 ½ inches in height and contains 39 units and 27,771 square feet of floor area within Subarea C (Community Center) of the SNAP;

APPEAL:

An Appeal of the August 14, 2018, Director of Planning determination to:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Statutes and Guidelines, Section 15332 (In-Fill Development Project), 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 a Project Permit Compliance Review, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan (Ordinance 184,888), for the Proposed Project.

Applicant: Hollywood Views, LLC
Representative: Matthew Hayden, Hayden Planning

Appellant: Ely Malkin

Staff: Nuri Cho, City Planning Associate
nuri.cho@lacity.org
(213) 978-1177

7. [ZA-2017-4382-CUB-1A](#)
CEQA: ENV-2017-4383-CE
Plan Area: Wilshire

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 757-759 South La Brea Avenue;
5301-5307 West 8th Street

PROPOSED PROJECT:

The continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having hours of operation 7:00 a.m. to 11:00 p.m. Sunday through Thursday, and 7:00 a.m. to 1:00 a.m. Friday and Saturday, in the C2 Zone.

APPEAL:

Appeal of the June 18, 2018, Zoning Administrator's determination to:

1. Determine that the project is categorically exempt pursuant to Article III, Section I of the City CEQA Guidelines, (ENV-2017-4383-CE), for a Categorical Exemption, Class

- 5, Category 34, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300; and
2. Approve, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant.

Applicant: Vincent Kinne, Muse Café, Inc
Representative: Andrew E. Rodriguez

Appellant: Beverly Chandler and Montrese Chandler

Staff: Franklin Quon, 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, November 13, 2018**, at

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.