

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 13, 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 – October 23, 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. [VTT-74076-1A](#)
CEQA: ENV-2018-2194-CE
Plan Area: Wilshire

Council District: 5 - Koretz
Last Day to Act: 11-13-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1220 – 1226 South Bedford Street

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the merger and re-subdivision of two contiguous lots into one ground lot and 20 condominium units for the construction of a 20-unit multi-family residential building on a 12,794 square-foot site in the [Q]R3-1-O Zone.

APPEAL:

Appeal of the September 18, 2018, Deputy Advisory Agency's determination which:

1. Determined that the project is Categorically Exempt under Article III, Section 1, Class 32; and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Los Angeles Municipal Code Section 17.06, a Vesting Tentative Tract Map for the merger and re-subdivision of two lots into one ground lot and 20 condominium units for the construction of a 20-unit multi-family residential building on a 12,794 square-foot site in the [Q]R3-1-O Zone..

Applicant: Jonathan Brand, Marmar Bedford, LLC
Representative: Tala Associates

Appellant: Beatrice Leighton

Staff: Jojo Pewsawang, City Planner
jojo.pewsawang@lacity.org
(213) 978-1214

6. [ZA-2017-3973-F-1A](#)
CEQA: ENV-2017-3974-CE
Plan Area: Hollywood

Council District: 5 - Koretz
Last Day to Act: 11-22-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 819 – 829 North Poinsettia Place

PROPOSED PROJECT:

The continued use and maintenance of an unpermitted 6-foot high steel fence, 8-foot high planting hedge located within the front yard setback of the subject property in the [Q]R3-1XL Zone.

The Commission may determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 3, Category 6, of the City CEQA Guidelines, Log Reference No. ENV-2017-3974-CE, December 8, 2017, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal of Condition Nos. 7a, 7b and 7c, in the August 23, 2018, Zoning Administrator's determination which conditionally approved, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code (LAMC), the use and maintenance of a maximum 5-foot high steel fence with driveway and pedestrian gates, and a 3-foot 6-inch high planting hedge within the required front yard setback, in lieu of the requirement set forth in LAMC Section 12.21 C.1(g) in the [Q]R3-1XL Zone. Condition Nos. 7a, 7b and 7c, state:

- 7a. The fence shall be offset at a minimum of 4 feet 3 inches from the front property line and limited to a maximum height of 5 feet. The vehicular gate shall be offset a minimum of 20 feet from the front property line to provide a parking reservoir space.
- 7b. The material of the fence shall be limited to see-through steel bars and optional mesh with a row of planting hedge located in front of the steel fence. The planting hedge shall be limited to a maximum height of 3 feet 6 inches and shall be planted with a species that does not have an aggressive root system, which may damage public sidewalks.
- 7c. Light fixtures and support columns may extend higher than the 5-foot fence height, but shall not exceed 6 feet 5 inches.

Applicant/

Appellant: Alon, Abady, Poinsettia 26
Representative: Athena Novak, Ahn and Associates, LLP

Appellant: Lucille Saunders, La Brea Willoughby Coalition

Staff: Jack Chiang, Associate Zoning Administrator

7. [ZA-2018-172-CUB-1A](#)
CEQA: ENV-2017-173-CE
Plan Area: Wilshire

Council District: 13 – O'Farrell
Last Day to Act: 11-26-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 4251 4261 West Beverly Boulevard

PROPOSED PROJECT:

The sale and dispensing of beer and wine in conjunction with an existing 3,356 square-foot restaurant having 78 indoor seats and 8 seats on a 436 square-foot outdoor patio. The proposed hours of operations are 10:00 a.m. to 2:00 a.m. daily.

The Commission may determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Article III, Section 1, City CEQA Guidelines, log reference ENV-2017-173-CE, for an Exemption, Class 5, Category 34, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300; and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal of Condition No. 6a in the August 27, 2018, Zoning Administrator's determination to approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-Zone. Condition No. 6a states:

- 6a. Hours of operation shall be limited from 9:00 a.m. to 10:00 p.m. Sunday through Thursday and from 9:00 a.m. to 1:00 a.m. Friday and Saturday.

Applicant/

Appellant: Sung Ryong Cho, TJ&S Inc.
Representative: Edwin Chon, E.J. Maxx

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, November 27, 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.