

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission  
Meeting Minutes  
Tuesday, October 23, 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 4:37 p.m. with Commissioners Chung Kim, DelGado and Gold present. Commissioner Barraza did not attend the meeting.

Also present were, Christina Toy-Lee, Senior City Planner, representing the Director of Planning; Ernesto Velasquez, Deputy City Attorney; Rocky Wiles, City Planner and Marcos Godoy, Commission Office Staff.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- There was no departmental report.
- 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 Delgado moved to approve the minutes of September 9, 2018. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

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

**Vote: 4 - 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**

**[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 HELD**

**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

**IN ATTENDANCE:**

Jack Chiang, Associate Zoning Administrator representing the Department; Doug Haines, the La Mirada Avenue Neighborhood Association of Hollywood, appellant; Frank Stephan, applicant; John Bowman, Elkins Kalt Weintraub Reuben Gartside LLP, applicant's representative; Amy Ablakat, Planning Deputy representing the Office of Councilmember O'Farrell.

**MOTION:**

Commissioner DelGado moved to continue the matter to the Central Area Planning Commission meeting of November 13, 2018. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

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

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 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 HELD**

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

**IN ATTENDANCE:**

Nuri Cho, City Planning Associate; Ely Malkin, appellant; Matthew Hayden, Hayden Planning, applicant's representative; Amy Ablakat, Planning Deputy representing the Office of Councilmember O'Far

**MOTION:**

Commissioner DelGado put forth the actions below in conjunction with the approval of the following 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;

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. Deny the appeal and sustain the Planning Director's determination to 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; and
3. Adopt the Conditions of Approval and Findings by the Planning Director.

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

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

**Vote: 3 - 0**

**MOTION PASSED**

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The Commission took a brief recess at 6:06 p.m. and reconvened at 6:15 p.m. with Commissioners

Chung Kim, DelGado and Barraza present.

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**ITEM NO. 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 HELD**

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

**IN ATTENDANCE:**

Franklin Quon, Associate Zoning Administrator, representing the Department; Beverly Chandler and Montrese Chandler, appellants; Vincent Kinne, Muse Café, Inc, applicant; Andrew E. Rodriguez, applicant's representative

**MOTION:**

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

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;
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 continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant; and
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:

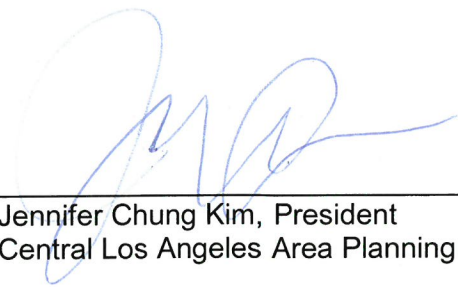
Moved: Chung Kim  
Second: DelGado  
Ayes: Gold  
Absent: Barraza

**Vote: 3 - 0**

**MOTION PASSED**

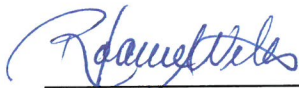
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There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:20 p.m.



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Jennifer Chung Kim, President  
Central Los Angeles Area Planning Commission



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

**ADOPTED**  
CITY OF LOS ANGELES

**NOV 13 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**