

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission  
Meeting Minutes  
Tuesday, April 9, 2019  
200 North Main Street, City Hall, 10<sup>th</sup> Floor  
Conference Room 1060  
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CENTRAL LOS ANGELES, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

The meeting was called to order at 4:38 p.m. with Commissioners DelGado, Barraza, Gold and Schultz present. Commissioner Chung-Kim was absent.

Also present were, Vanessa Soto, Senior City Planner, representing the Director of Planning; Ernesto Velasquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant and Rafael Vega, Senior Administrative Clerk, Commission Office Staff.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Christina Toy-Lee, Senior City Planner, reported on the following:
  - Vanessa Soto, Senior City Planner will be staffing the second Tuesday Central Area Planning Commission meetings.
  - The Department will be presenting the next series of Planning 101 trainings, with seven in-person trainings and one webinar, in May 2019. The topic will be “Planning and the Environment”. Registration will take place online at <http://bit.ly/P101Env>
- 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 Schultz moved to approve the minutes of March 12, 2019. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Schultz  
Second: Gold  
Ayes: Barraza, DelGado  
Absent: Chung-Kim

**Vote: 4 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations by any representative of a Neighborhood Council

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No members from the public 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**

**APCC-2018-3181-SPE-SPP**

CEQA: ENV-2018-3182-CE

Plan Area: Wilshire

Council District: 13 – O’Farrell

Last Day to Act: 04-30-19

Continued From: 03-26-19

**PUBLIC HEARING HELD**

**PROJECT SITE:** 3755 West Beverly Boulevard; 301 North Juanita Avenue

**IN ATTENDANCE:**

Jason Hernandez, City Planning Associate, Vanessa Soto, Senior City Planner, representing the Department; Kum San, Incorporated, applicant; Yong Ju Know, Yong Ju Kwon Architect, applicant’s representative.

**MOTION:**

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

Change of use of the first-floor parking garage of an existing three-story building from parking garage to a 6,600 square-foot general office space and the reduction of existing parking spaces from 62 parking spaces to 41 parking spaces. The proposed change of use would serve the second and third floor medical offices currently existing within the building in the C2-1 Zone within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP).

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15301 (Existing Facilities), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve a Specific Plan Exception from Section 9.E of the Vermont/Western SNAP to allow a reduction in the required project parking from 62 parking spaces to 41 parking spaces;
3. Approve a Project Permit Compliance to allow a change of use from a first-floor parking garage to a 6,600 square-foot general office space within an existing three-story building within the Subarea C of the Vermont/Western SNAP;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Gold  
Second: Shultz  
Ayes: Barraza, DelGado  
Absent: Chung-Kim

**Vote: 4 – 0**

#### **MOTION PASSED**

Commissioner DelGado recessed the meeting at 5:48 p.m. and reconvened at 6:07 p.m. with Commissioners Barraza, Gold and Shultz present.

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#### **ITEM NO. 6**

**ZA-2017-4610-CU-MCUP-SPR -1A**  
CEQA: ENV-2017-3933-CE  
Plan Area: Central City

Council District: 14 - Huizar  
Last Day to Act: 04-19-19  
Continued From: 02-12-19

#### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 949 South Hope Street; 615 West Olympic Boulevard;  
950 South Flower Street; 600 West 9<sup>th</sup> Street

#### **IN ATTENDANCE:**

Henry Chu, Associate Zoning Administrator, Vanessa Soto, Senior City Planner, representing the Department; Forest City Southpark Two, LLC, applicant; Jerry Neuman and Andrew Brady, DLA Piper LLP, applicant representatives; Norman Racine, Skyline Homeowners Association, appellant; Elizabeth Camacho and Allan Abshez, Loeb & Loeb LLP, appellant representatives.

The applicant agreed to have the matter be continued to the May 14, 2019 meeting.

**MOTION:**

Commissioner Shultz moved to extend the Commission's time to act and continue the matter to the Central Los Angeles Area Planning Commission Meeting of May 14, 2019. The motion was seconded by Commissioner Barraza and the vote proceeded as follows:

Moved: Shultz  
Second: Barraza  
Ayes: DelGado, Gold  
Absent: Chung-Kim

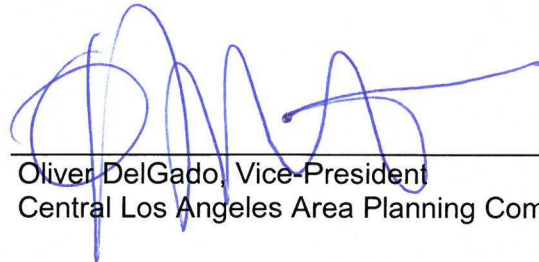
**Vote: 4 – 0**

**MOTION PASSED**

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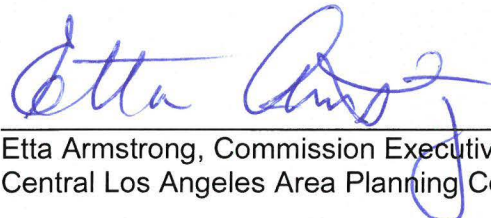
**ITEM NO. 7**

There being no further business to come before the Central Los Angeles Area Planning Commission, Vice President Delgado adjourned at 6:16 p.m.



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Oliver DelGado, Vice-President  
Central Los Angeles Area Planning Commission



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Etta Armstrong, Commission Executive Assistant  
Central Los Angeles Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**MAY 14 2019**

CITY OF LOS ANGELES DEPARTMENT  
PLANNING AND COMMUNITY DEVELOPMENT OFFICE