

## COMMISSION MEETING AUDIO

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, MAY 28, 2019, AFTER 4:30 P.M.  
LOS ANGELES CITY HALL  
200 NORTH SPRING STREET, ROOM 1070  
LOS ANGELES, CA 90012**

**CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING**

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-  
1255**

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

- Items of Interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – May 14, 2019

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-2014-391-ZAA-1A](#)  
CEQA: ENV-2014-392-CE  
Plan Area: Wilshire

Council District: 4 - Ryu  
Last Day to Act: N/A

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 112 North June Street

**PROPOSED PROJECT:**

A Zoning Administrator's Adjustment from Section 12.07.01-C,5, pursuant to Los Angeles Municipal Code Section 12.28, to allow a Residential Floor Area of 10,138 square feet in lieu of the maximum 9,225 square feet otherwise permitted, in conjunction with additions to the first (459 square feet) and second floors (662 square feet) and patio/porch areas (518 square feet), of an existing single-family dwelling, and the construction of a new subterranean garage level, all upon an approximately 21,966 square-foot lot in the RE11-1-HPOZ Zone; and the adoption of Categorical Exemption ENV-2014-0392-CE as the environmental clearance for this project.

**REQUESTED ACTION:**

In accordance with the writ and judgment issued in *Donald Kottler et al. v. City of Los Angeles et al.* (Los Angeles Superior Court Case No. BS154184; California Court of Appeal Case No. B278276) vacate and set aside the Adjustment approved in Department of City Planning Case No. ZA-2014-391-ZAA.

**Applicant:** Michael Sourapas

**Appellant:** Donald and Marlene Kottler  
Representative: Frank Angel, Esq., Angel Law

**Staff:** Jonathan Hershey, Sr. City Planner  
(213) 978-1337  
[jonathan.hershey@lacity.org](mailto:jonathan.hershey@lacity.org)

6. [APCC-2018-4958-ZC-CUB](#)  
CEQA: ENV-2018-4959-CE  
Plan Area: Hollywood

Council District: 13 – O'Farrell  
Last Day to Act: 05-31-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1518 North Cahuenga Boulevard

**PROPOSED PROJECT:**

A new 9,745 square-foot restaurant consisting of a 4,887 square-foot dining area and bar with 172 seats and a 911 square-foot music room with 59 seats located on the first floor; a 1,687 square-foot mezzanine level, consisting of storage areas; and a 3,035 square-foot dining area and bar with 201 seats located on the rooftop.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), an Exemption from CEQA, 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. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C4-2D-SN to (T)(Q)C2-2D-SN to allow for rooftop dining for a new restaurant; and
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the on-site sale and dispensing of a full line of alcohol and live entertainment.

**Applicant:** Botanical Hospitality Group  
Representative: Dana Sayles, Three6ixty

**Staff:** Tina Vacharkulksemsuk, City Planner  
(213) 978-1241  
[tina.vacharkulksemsuk@lacity.org](mailto:tina.vacharkulksemsuk@lacity.org)

7. **APCC-2018-7474-SPE-SPP**  
CEQA: ENV-2018-7475-CE  
Plan Area: Hollywood

Council District: 4 – Ryu  
Last Day to Act: 05-31-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1868 North Vermont Avenue

**PROPOSED PROJECT:**

Change of use of the first-floor commercial space of an existing two-story multi-tenant building from retail/office to a 2,448 square-foot pet store with on-site grooming and shampoo area. The proposed scope of work will include tenant improvement within the first and second floors of the existing building. No expansion to the existing space is proposed within the currently existing building in the C4-1D Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP).

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15301 (Existing Facilities), an Exemption from CEQA, 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. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from Section 8.A of the Vermont/Western SNAP to allow a pet grooming use in lieu of what is otherwise permitted within the C1.5 Zone; and
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance to allow a change of use of the first-floor commercial space of an existing two-story multi-tenant building from retail/office to a 2,448 square-foot pet store with on-site grooming and shampoo area.

**Applicant:** Healthy Spot 016, LLC  
Representative: Dana Sayles, Three6ixty

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

\*8. [VTT-74201-SL-1A](#)  
CEQA: ENV-2016-1367-EIR  
Plan Area: Hollywood

Council District: 5 – Koretz  
Last Day to Act: 05/29/19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 750-756-1/2 North Edinburgh Avenue

**PROPOSED PROJECT:**

Vesting Tentative Tract Map No. 74201 for a 0.4468-acre (19,456.91 square-feet) gross, 0.2883 (12,560.28 square-feet) net site for eight small lot subdivision purposes, for a net area after dedication of 0.2732 acre (11,899.08 square-feet), with eight regular parking spaces and eight compact parking spaces, as shown on map stamp-dated April 18, 2016.

**APPEAL:**

Appeal of the April 17, 2019, Deputy Advisory Agency's determination which:

1. Certified the Edinburgh Avenue SLS EIR which has been completed in compliance with the California Environmental Quality Act (CEQA); and
2. Did not adopt the related and prepared Edinburgh Avenue SLS Environmental Findings; and
3. Denied the related and prepared Edinburgh Avenue SLS Statement of Overriding Considerations;
4. Denied the Mitigation Monitoring Program prepared for the Edinburgh Avenue SLS EIR; and
5. Denied the appeal of the Deputy Advisory Agency's determination to deny the requested Vesting Tentative Tract Map.

**Applicant:** BLDG Edinburgh, LLC  
Representative: Elisa Pastor, Esq

**Appellant:** Guy Penini, BLDG Edinburgh, LLC  
Representative: Elisa L. Paster, Glaser Weil LLP

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

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, June 11, 2019** 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) 978-1128 or by e-mail at [apccentral@lacity.org](mailto:apccentral@lacity.org).