

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, DECEMBER 22, 2015, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President
Daphne Brogdon, Vice President
Jennifer Chung Kim, Commissioner
Bricia Lopez, Commissioner
Christina Oh, Commissioner

Renee Glasco, Commission Executive Assistant I
(213) 978-1300

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.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3, 4, and 5

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org>.

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.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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.

GLOSSARY OF ENVIRONMENTAL TERMS:
CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **VTT-72367-SL-1A**

CEQA: ENV-2013-1998-MND-REC1

Community Plan: Hollywood

Council District No.: 4 - Ryu

Expiration Date: 12/22/15 Ext

Appeal Status: Appealable to City Council

PUBLIC HEARING

LOCATION: 2925 West Waverly Drive

Proposed Project:

Vesting Tentative Tract Map for small lot subdivision purposes to create five (5) residential small lots for the construction of five (5) single-family dwellings approval.

Requested Action:

Appeal from the entire decision by the Deputy Advisory Agency in approving VTT-72367-SL, pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22-C, 27, 17.03, and 17.15, for a small lot subdivision for a maximum of five (5) lots.

APPLICANT: Michael Rublevich
Representative: Sam Trude

APPELLANT: Doug Tornquist

Recommended Action:

1. **Grant the Appeal in Part** on VTT-72367-SL.
2. **Sustain** the action of the Deputy Advisory Agency in approving VTT-72367-SL.
3. **Adopt** the Revised Findings of the Deputy Advisory Agency.
4. **Adopt** Mitigated Negative Declaration No., ENV-2013-1998-MND-REC1.

Staff: Amanda Briones (213) 978-1328

4. [DIR-2015-309-SPPA-SPP-1A](#)
CEQA: ENV-2015-310-MND
Community Plan: Hollywood

Council District No.: 13 – O’Farrell
Expiration Date: 12/22/15 Ext
Appeal Status: Not further appealable under LAMC

PUBLIC HEARING

LOCATION: 4470, 4472, 4474, 4480, 4480½, 4482, 4484, 4490, 4494 West DeLongpre Avenue; 1318 North Lyman Place; and 1321, 1323 North Virgil Avenue

Proposed Project:

Project Permit Compliance Review for the demolition of two maintenance facilities, a single family residence and surface parking lot; and the construction, use and maintenance of a four-story, 56-foot tall parking structure containing seven levels of parking, three of which are subterranean, and 654 parking spaces within Subarea C (Community Center) of the Vermont/Western Transit Oriented District Specific Plan; and Project Permit Adjustment from Development Standard No. 4, Pedestrian/ Vehicular Circulation, to allow for the reduced minimum vertical clearance of eight to nine feet in lieu of the required 12 feet, and reduced minimum horizontal clearance of five feet in lieu of the required 10 feet, for a pedestrian throughway.

Requested Action:

Appeal of the Director of Planning’s conditional approval of a Project Permit Compliance pursuant to Section 11.5.7c and Project Permit Adjustment pursuant to section 11.5.7E of the Los Angeles Municipal Code (LAMC).

APPLICANT: CHS Property Holdings, LP
Representative: Francis Park, Park & Velayos

APPELLANT: Julie Blivas, and Larry Blivas, Hollywood Fountain LLC

Recommend Actions:

1. **Deny** the Appeal of the Director of Planning’s Conditional Approval of a Project Permit Compliance Review and Project Permit Adjustment.
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance and Project Permit Adjustment to permit the construction, use and maintenance of seven-level, 56-foot tall parking structure for the Hollywood Presbyterian Medical Center (HPMC).
3. **Adopt** the Staff Findings.
4. **Adopt** Mitigated Negative Declaration, ENV-2015-310-MND, and corresponding Mitigation Monitoring Program, as the project’s environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: **Mindy Nguyen (213) 978-1241**

5. [ZA-2015-825-CUB-1A](#)
CEQA: ENV-2015-826-CE
Community Plan: Central City North

Council District No.: 1 – Cedillo
Expiration Date: 12/22/15
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 1115 Sunset Boulevard, #100

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1,1, to **Approve** a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant in the C2-2D Zone and to issue Categorical Exemption No. ENV-2015-826-CE as the environmental clearance for the project.

APPLICANT: Franks & Beans, LLC
Representative: Eddie Navarette, FE Design & Consulting

APPELLANT: East Sunset Hillside Association, Clay Bush , Richard Courtney
and Jennifer Deines

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to approve the Conditional Use permit to sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant in the C2-2D Zone.
3. **Adopt** the Categorical Exemption No. ENV-2015-826-CE as the environmental clearance for the project.

Staff: Jim Tokunaga (213) 978-1307

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central, Area Planning Commission
will be held at **4:30 p.m. on Tuesday, January 12, 2016** at

City Hall
200 North Spring Street, 10th Floor
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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.