

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission  
Regular Meeting  
Tuesday, December 22, 2015  
200 North Spring Street, City Hall Los  
Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT **www.planning.lacity.org**.

The meeting was called to order by Commission Vice President Daphne Brogdon at 4:45p.m.  
Commissioners present: Jennifer Chung Kim, and Christina Oh  
Commissioners absent: Kimberly Chemerinsky, and Bricia Lopez

**1. DEPARTMENTAL REPORT**

Senior Planner, Patricia Diefenderfer, updated the commission on the Baseline Mansionization Ordinance and the Hillside Baseline Ordinance.

**2. COMMISSION BUSINESS**

A. Advanced Calendar

No changes to the advance calendar.

B. Commission Requests

There were no 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**

**Discussion:**

A PowerPoint slide was presented by planning staff, Jose Navarro-Romero, showing detail description of the Vesting Tentative Tract Map. The planning staff examined the appellant's argument and gave structural backing of the department's viewpoints.

The commission asked intensive questions to the planning staff. The appellant spoke and the commission held discussion with appellant regarding its objection. The representative for the applicant spoke, and gave a PowerPoint presentation.

The commission opened public comment period. Several neighbors spoke for the appeal. A rebuttal time was given to both appellant and applicant. The commission held their deliberation toward a motion.

**Motion:**

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**.

**Moved:** Brogdon  
**Seconded:** Oh  
**Ayes:** Chung-Kim  
**Absent:** Chemerinsky and  
Lopez

**Vote: 3 - 0**

The Commission Vice President Brogdon called for a 5 minute recess at 6:35p.m. The Commission meeting reconvened at 6:40p.m.

4. DIR-2015-309-SPPA-SPP-1A

**Council District No.:** 13 – O'Farrell

**CEQA:** ENV-2015-310-MND  
**Community Plan:** Hollywood

**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, 56foot 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

Discussion:

Mindy Nguyen, planning staff, gave a revealing report on the Project Permit Compliance Review and the Project Permit Adjustment. The commission asked for the appellant and applicant to speak, followed by clarifying questions from the commission. The Senior Planner gave a general interpretation of the Project Permit Compliance.

Rebuttal time was given to appellant and applicant. The commission closed public comment and began their deliberation for a motion.

**Motion:**

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. **Add** Councilmember Mitchell O'Farrell recommendation as outlined in a letter to the Commission dated December 22, 2015.
5. **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.

**Moved:** Oh

**Seconded:** Chung-Kim

**Ayes:** Brogdon

**Absent:** Chemerinsky and Lopez

**Vote:** 3 - 0

The Commission Vice President Brogdon called for a second 5 minute recess at 7:57p.m. The commission meeting reconvened at 8:02p.m.

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. **Affirm** the Categorical Exemption No. **ENV-2015-826-CE** as the environmental clearance for the project.
4. **Adopt** the Staff Findings.

**Staff:**            **Jim Tokunaga (213) 978-1307**

**Discussion:**

The Zoning Administrator, Jim Tokunaga, described the case and gave various viewpoints of concerns of the appellant's for the appeal. The appellant was not in attendance. The applicant representative spoke stating that the appellant worked along with the applicant and the appellant is now in agreement with the planning staff's recommendations.

A council representative spoke in support of the project and agreed with Zoning Administrator's Conditions of Approval report. The Commission held a short deliberation and prepared a motion.

**Motion:**

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. **Affirm** the Categorical Exemption No. **ENV-2015-826-CE** as the environmental clearance for the project.
4. **Adopt** the Staff Findings.

**Moved:**        Brogdon

**Seconded:**    Oh

**Ayes:**        Chung-Kim

**Absent:**       Chemerinsky and Lopez

**Vote:**        **3 - 0**

**6. PUBLIC COMMENT PERIOD**

A representative for Tatsu Ramen, LLC made a request to the commission for reconsideration of case no. ZA-2014-955-CUB-1A. The commission held a brief discussion and made a motion.

**Motion:** To reconsider case no. ZA-2014-955-CUB-1A.

Moved: Chung –Kim

Seconded Oh

Ayes: Brogdon

Absent: Chemerinsky and Lopez

**Vote: 3 – 0**

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 8:34p.m.



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Daphne Brogdon, Vice-President  
Central Area Planning Commission



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Renee Glasco, Commission Executive Assistant I  
South Los Angeles Area Planning Commission

Adopted on: **JAN 12, 2016**