

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, OCTOBER 25, 2016 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President  
Daphne Brogdon, Vice President  
Jennifer Chung-Kim, Commissioner  
Oliver DelGado, 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): 4, 5, 6, and 7**

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 online at [planning.lacity.org](http://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 90<sup>th</sup> 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. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – September 27, 2016

3. **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.

4. **TT-73037-1A**

**CEQA:** ENV-2015-837-CE

**Community Plan:** Wilshire

**Council District No.:** 4 - Ryu

**Expiration:** August 24, 2016

**Appeal Status:** Appealable to City Council

**PUBLIC HEARING: CONTINUED FROM AUGUST 23, 2016**

**LOCATION: 800 SOUTH LORRAINE BOULEVARD**

**Proposed Project:**

Tentative Tract Map for the merger of excess City right-of-way along 8<sup>TH</sup> Street with the subject property.

**Appeal:**

An appeal from the entire decision by the Deputy Advisory Agency in approving TT-73037. Do not find that the project is Categorically Exempt, **ENV-2015-837-CE**, pursuant to Article III, Section 1, and Class 5, Category 3, of the City of Los Angeles CEQA Guidelines.

**APPLICANT:** Kamran Khoubian  
Representative: Kamran Kazemi, TALA Associates

**APPELLANT:** Windsor Village Concerned Citizens: Windsor Village Historic Preservation Committee  
Representative: R.J. Strotz, Esq.

**Recommended Action:**

1. **Find** that the project is Categorically Exempt, ENV-2015-837-CE, pursuant to Article III, Section 1, and Class 5, Category 3, of the City of Los Angeles CEQA Guidelines
2. **Deny** the appeal on TT-73037.
3. **Sustain** the action of the Deputy Advisory Agency in approving TT-73037.
4. **Adopt** the Findings of the Deputy Advisory Agency.

**Deputy Advisory Agency:** Kevin S. Golden

5. [ZA-2015-1850-ZAD-1A](#)

**CEQA:** ENV-2015-1851-MND

**Community Plan:** Hollywood

**Council District No.:** 4 - Ryu

**Expiration:** November 1, 2016

**Appeal Status:** Not further appealable

**LOCATION: 2341 ZORADA COURT**

**Appeal:**

An appeal of the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-X,28, to approve a waiver from LAMC Section 12.21-C,10(i)(3), to grant relief from providing a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area for the construction of an addition and remodeling of an existing single-family dwelling and to adopt the Mitigated Negative Declaration, **ENV-2015-1851-MND**, as the environmental clearance for this project.

**APPLICANT:** Ronan Henn

Representative: Chris Parker, Pacific Crest Consultants

**APPELLANT:** Michael Popwell

**Recommended Action:**

1. **Adopt** the Mitigated Negative Declaration, ENV-2015-1851-MND, as the environmental clearance for this project
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's Determination authorizing a waiver from Los Angeles Municipal Code Section 12.21-C,10(i)(3), to grant relief from providing a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area for the construction of an addition and remodeling of an existing single-family dwelling.
4. **Adopt** the Findings.

**Associate Zoning Administrator:** Jack Chiang

6. [ZA-2011-1534-CU-ZAD](#)

**LETTER OF CLARIFICATION**

**CEQA:** ENV-2011-1535-MND

**Community Plan:** Wilshire

**Council District No.:** 5 - Koretz

**Expiration:** November 7, 2016

**Appeal Status:** Not Further Appealable

**LOCATION: 1019-1059 SOUTH LA CIENEGA BOULEVARD  
1036-1046 SOUTH CORNING STREET**

**Appeal:**

An appeal of the Zoning Administrator's letter of clarification dated August 9, 2016, related to Condition No. 10, Case No. ZA-2011-1534-CU-ZAD, regarding religious activities (i.e. non-pre-school/ECC related uses) in conjunction with an existing synagogue and school (Temple Beth Am).

**APPLICANT:** Sheryl Goldman, Temple Beth Am,  
Representative: Jonathan Looner, Burns and Bouchard, Inc

**APPELLANT:** Jill Mazur and Shirley Perl

**Recommended Action:**

Deny the appeal.

**Planning Staff:** Oliver Netburn

7. [DIR-2015-2976-TDR-SPR-1A](#)  
**CEQA:** ENV-2006-6302-MND-REC1  
**Community Plan:** Central City  
**Council District No.:** 14 - Huizar

**Expiration:** October 25, 2016

**Appeal Status:** Not Further Appealable

**LOCATION: 850 SOUTH HILL STREET**  
**(840, 844, 846, 848, 850, 852, 856, SOUTH HILL STREET and**  
**217, 2019. 221. 223. 223 ½, 225 W 9<sup>TH</sup> STREET**

**Proposed Project:**

The modification of a previously approved project to allow the construction of a 27-story (approximately 320 feet above grade), mixed-use residential project with 305 dwelling units and 6,171 square-feet of ground floor commercial space. A total of 336 vehicular and 342 bicycle parking spaces would be located on-site. The Modified Project includes development of approximately 257,569 square-feet of floor area with a proposed Floor Area Ratio (FAR) of 7.45:1, based on a Transfer of Floor Area Rights ("TFAR") request.

**Appeal:**

Pursuant to Los Angeles Municipal Code Section 14.5.7-A(6) and 16.05-H, an appeal of the Director of Planning's Determination to approve a request for a Transfer of Floor Area Rights ("TFAR") and Site Plan Review associated with the proposed project. An appeal of the associated Addendum, **ENV-2006-6302-MND-REC1** to Mitigated Negative Declaration **ENV-2006-6302-MND**.

**APPLICANT:** Garth Erdossy, Maple-Multi-Family Land CA, L.P.

**APPELLANT:** Alex Hertsberg, Society for the Preservation of Downtown Los Angeles  
Sheila Swanson, Eastern Columbia Homeowners Association

**Recommended Action:**

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2006-6302-MND adopted on **January 31, 2007**; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated **April 22, 2016**, no substantial revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.
2. **Deny** the appeal.
3. **Sustain** the determination of the Director.

4. **Adopt** Modified Conditions of Approval.
5. **Request** that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to Section 14.5.12 of the LAMC.
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. **Advise** the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Planning Staff:** Jenna Monterrosa

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next meeting of the Central Los Angeles Area Planning Commission has been scheduled on **Wednesday, November 2, 2016 at 4:30 p.m.** to replace its regular meeting of November 8, 2016.

City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

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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) 978-1300 or by e-mail at: [APCCENTRAL@lacity.org](mailto:APCCENTRAL@lacity.org).