

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 14, 2017, AFTER 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
Oliver DelGado, Commissioner
Christina Oh, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Etta Armstrong, Commission Executive Assistant I
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **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.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the APC, and will not be included in the official administrative record for the item at issue.

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.

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. **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.**

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 **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

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

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DEPARTMENTAL REPORT**

Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – January 24, 2017.

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. **VTT-73292-1A**

CEQA: ENV-2005-6164-EIR & Addendum
Plan Area: Hollywood

Council District: 5 - Koretz
Last Day to Act: 02-02-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 915 North La Brea Avenue

APPEAL:

An appeal of the Deputy Advisory Agency's determination to approve Tentative Tract No. 73292, for a maximum of three airspace lots; and of the certification of the EIR No. ENV-2005-6164-EIR (SCH No. 2008041053), as updated by the addendum dated August 7, 2016.

Applicant: La Brea Gateway Investors, LLC
Representative: Alex Moore, David Evans & Associates, Inc

Appellant: Lucille Sanunders, La Brea Willoughby Coalition

Staff: Jojo Pewsawang, Planning Assistant
jojo.pewsawang@lacity.org
(213) 978-1214

5. **ZA-2016-201-F-1A**

CEQA: ENV-2016-202-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 02-15-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5365 West Fountain Avenue

APPEAL:

An appeal of the Zoning Administrator's determination to permit an over-in-height wrought iron fence in the front yard and side yard setbacks of a reversed corner lot in the [Q]R4-2 Zone; and pursuant to Los Angeles Municipal Code Section 12.24 X.7; and of the Categorical

Exemption from CEQA pursuant to Article III, Section 1, and Class 3 (New Construction) Category 1(Single Family Residences) of the City of Los Angeles CEQA Guidelines.

Applicant: Julio Hernandez
Representative: Jerome Buckmelter, JBA Associates

Appellant: Same as applicant

Staff: Jack Chiang, Associate Zoning Administrator
jack.chiang@lacity.org
(213) 978-0195

6. **DIR-2015-2615-SPP-1A-M1-1A**

CEQA: ENV-2015-2616-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 02-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 4975-4977 West Sunset Boulevard

APPEAL:

An appeal of the Planning Director’s approval of a Modification to a Project Permit Compliance pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, to allow a new trellised patio area and other exterior alterations; and of the Categorical Exemption from the environmental review pursuant to Article III, Section 1, Class 1, and Category 1 of the City CEQA Guidelines, Section 15301.

Applicant: Robert Herscu, 4975 Sunset LLC
Representative: Michael Gonzales, Gonzales Law Group APC

Appellant: Same as applicant

Staff: Nuri Cho, Planning Assistant
nuri.cho@lacity.org
(213) 978-1177

7. **APCC-2015-3286-CU-SPR**

CEQA: ENV-2015-3287-MND
Plan Area: Westlake

Council District: 1 – Cedillo
Last Day to Act: 02-24-17

PUBLIC HEARING – Completed January 18, 2017

PROJECT SITE: 2401, 2405, 2411, 2417 West 8th Street;
739, 743 South Park View Street

PROPOSED PROJECT:

Construction, use, and maintenance of a six-story, mixed-use development containing approximately 121,160 square-feet of floor area with 144 dwelling units and 4,617 square-feet of ground floor commercial space on a 40,561 square-foot site.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15097 of the CEQA Statutes and Guidelines, consider adoption of Mitigated Negative Declaration (Case No. ENV-2015-3287-MND) and Mitigation Monitoring Program for the project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 V, a Conditional Use Permit to allow a Floor Area Ratio (FAR) of 3:1 in lieu of the otherwise permitted FAR of 1.5:1 for a mixed-use development in the C2-1 Zone; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of 144 dwelling units.

Applicant: John Safi, Pacific Parkview LLC
 Representative: Daniel Ahadian, Nur; Development Consulting

Staff: Nuri Cho, Planning Assistant
nuri.cho@lacity.org
 (213) 978-1177

8. **APCC-2016-3327-SPE-SPP**

CEQA: ENV-2016-1864-CE
 Plan Area: Hollywood

Council District: 4 - Ryu
 Last Day to Act: 04-04-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 4718 West Franklin Avenue

PROPOSED PROJECT:

Demolition of an existing single-family dwelling, and the construction, use and maintenance of a three-story, six (6) unit condominium building with subterranean parking, located within Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP).

REQUESTED ACTIONS:

1. Determine on the whole of the administrative record, the Project is exempt pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, a Specific Plan Exception from Section 7.E of the Vermont/ Western SNAP (Ordinance 173,749) to allow a 15-foot front yard setback in lieu of the otherwise required 74.62-foot front yard setback;
3. Pursuant to (LAMC) Section 11.5.7 C, a Project Permit Compliance to allow the construction, use, and maintenance of a three-story, six (6) unit condominium building with subterranean parking, located within Subarea A of the Vermont/Western SNAP (Ordinance 173,749).

Applicant: Yu Duan, USA Rongchen Development Incorporated
 Representative Andrew H. Kil, AHK Architecture

Staff: Mindy Nguyen, City Planner
mindy.nguyen@lacity.org
 (213) 978-1241

9. **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 regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m.** on

**Tuesday, February 28, 2017 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. 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.