

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 24, 2018, AFTER 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Jennifer Chung Kim, President
Oliver DelGado, Vice President
Jennifer Barraza Mendoza, Commissioner
Ilissa Gold, Commissioner
Lys Mendez, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Jason Wong, Commission Executive Assistant
(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.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

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 Commission, and will not be included in the official administrative record for the item at issue.

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) 978-1134.

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 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Central Los Angeles", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – March 27, 2018

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-2017-1169-CUB-CUX-1A](#)
CEQA: ENV-2017-1170-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 04-24-18
Continued from: 03-27-18; 04-10-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1775 North Ivar Avenue

PROPOSED PROJECT:

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant featuring live entertainment and patron dancing, with an exterior patio/lounge.

APPEAL:

An appeal of the Zoning Administrator’s determination to approve a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant featuring live entertainment with an exterior patio/lounge and patron dancing; and an appeal of the Categorical Exemption pursuant to Article III, Section I Class 5 Category 34 of the CEQA Guidelines, as the environmental clearance for the project.

Applicant /

Appellant: Arkadi Hayrapetyan, Hollywood Entertainment Lounge
Representative: Gavin McKiernan, Craig Fry & Associates

Staff: Aleta James, Associate Zoning Administrator

6. [ZA-2017-2719-CUB-1A](#)
CEQA: ENV-2017-3863-CE

Council District: 14 - Huizar
Last Day to Act: 04-30-18
Continued from: 04-10-18

Plan Area: Central City North

PUBLIC HEARING REQUIRED

PROJECT SITE: 216 South Alameda Street;
(524 East Traction Avenue and 237 South Rose Street)

PROPOSED PROJECT:

Continued operation of the Angel City Brewery and Public House. The brewery will include capacity for 450 interior seats (tasting room and event hall), and the addition of a 3,700 square-foot outdoor patio area with 128 seats to be located within an existing surface parking area along the site’s Traction Avenue street frontage. Hours of operation for the brewery/tasting room/event hall would be limited to 11:00 a.m. to 2:00 a.m., daily. The hours of operation for the outdoor patio would be limited to 11:00 a.m. to 10:00 p.m. daily.

APPEAL:

An appeal, in part, of the Zoning Administrator’s determination to approve a Conditional Use Permit to allow the sale and dispensing of beer and wine only for on- and off-site consumption in conjunction with an existing brewery/tavern/event hall and proposed 3,700 square-foot outdoor patio.

The Commission may determine pursuant to CEQA Guidelines, an Exemption from CEQA pursuant to Class 1, Category 22 of the City CEQA Guidelines and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

Applicant: Boston Beer Corp., DBA: Angel City Brewery
Representative: Margaret Taylor, APEX LA

Appellant: George Campos, Tokyo Village HOA

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

Henry Chu, Associate Zoning Administrator

7. [APCC-2016-4126-ZC-HD-ZAA](#)
CEQA: ENV-2016-4127-MND
Plan Area: Wilshire
Related Case: TT-73679

Council District: 10 – Wesson Jr.
Last Day to Act: 04-30-18

PUBLIC HEARING - Completed February 21, 2018

PROJECT SITE: 1048-1060 South Oxford Avenue;
3127-3133 West 11th Street

PROPOSED PROJECT:

Demolition of an existing single-family dwelling, duplex and fourplex for the construction, use, and maintenance of a new 7-story multi-family building with 49 residential condominium units. The building will include six levels of residential, one-level of above-ground parking and one-level of subterranean parking for a total of 105 vehicle parking spaces and 54 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2016-4127-MND as adopted on March 6, 2018, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from R4-1 to R4-2; and
3. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to allow the following yard deviations:
 - a. Eight foot side yard setbacks in lieu of the 10-foot required; and
 - b. A 15-foot 3-inch rear yard setback in lieu of the 19-foot required.

Applicant: Elizabeth Joo Kim, Dream City Funding
Representative: Eric Kwon, KSK Design, Inc.

Staff: Lilian Rubio, City Planning Associate
lilian.rubio@lacity.org
(213) 978-1840

8. [VTT-73056-SL-1A](#)
CEQA: ENV-2014-4125-CE
Plan Area: Hollywood
Related Case: DIR-2014-4124-SPP-SPPA-1A

Council District: 13 – O'Farrell
Last Day to Act: 04-27-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 4321 and 4323 West Burns Avenue

PROPOSED PROJECT:

Demolition of an existing duplex; subdivision of one (1) 9,602-square-foot lot into six (6) small lots pursuant to the Small Lot Subdivision Ordinance; and the construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the six (6) subdivided lots and one uncovered guest parking space.

APPEAL:

Appeal of the Advisory Agency's determination to conditionally approve Vesting Tentative Tract Map No. 73056-SL for a maximum of six (6) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, in the Hollywood Community Plan and Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan and an appeal of the categorical exemption pursuant to State CEQA Statutes and Guidelines, Section 15332, Class 32 (In-Fill Development), as the environmental clearance for the project.

Applicant: Chris Schwanitz, Stradella Court, LLC
Representative: Matthew Hayden, Hayden Planning

Appellants: Carol Cetrone, Virgil Village Neighborhood Association;
Doug Haines, George Abrahams and Ed Hunt
Representative: Robert Silverstein, The Silverstein Law Firm

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

9. [DIR-2014-4124-SPP-SPPA-1A](#)
CEQA: ENV-2014-4125-CE
Plan Area: Hollywood
Related Case: VTT-73056-SL-1A

Council District: 13 – O'Farrell
Last Day to Act: 04-27-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 4321 and 4323 West Burns Avenue

PROPOSED PROJECT:

Demolition of an existing duplex; subdivision of one (1) 9,602-square-foot lot into six (6) small lots pursuant to the Small Lot Subdivision Ordinance; and the construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the six (6) subdivided lots and one uncovered guest parking space.

APPEAL:

Appeal of the Director of Planning's Determination to conditionally approve a Project Permit Compliance Review for the demolition of an existing duplex, and the construction, use and maintenance of six (6) dwelling units with attached two-car garages and an uncovered guest

parking space within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; and a Project Permit Adjustment to allow a seven-percent increase in the transitional height limit allowing 30 feet in lieu of the otherwise permitted height of 27.99 feet; and an appeal of the categorical exemption pursuant to State CEQA Statutes and Guidelines, Section 15332, Class 32 (In-Fill Development), as the environmental clearance for the project.

Applicant: Chris Schwanitz, Stradella Court, LLC
Representative: Matthew Hayden, Hayden Planning

Appellants: Anne Hars, Virgil Village Neighborhood Association;

Doug Haines, George Abrahams and Ed Hunt
Representative: Robert Silverstein, The Silverstein Law Firm

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

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, May 8, 2018** 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.