

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 22, 2018, 2018 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
apccentral@lacity.org
(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.

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

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – May 8, 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-2017-3446-VCU-CUB-ZAA-SPR-1A](#)
CEQA: ENV-2017-3447-CE
Plan Area: Wilshire

Council District: 10 – Wesson Jr.
Last Day to Act: 06-10-18
Continued From: 05-08-18

PUBLIC HEARING – Held May 8, 2018

PROJECT SITE: 966 South Dewey Avenue

PROPOSED PROJECT:

The construction, use and maintenance of a six-story hotel with 99 guest room, 63 automobile parking spaces and 10 bicycle parking spaces on a 23,626 square-foot site in the R4-1 Zone.

APPEAL:

Appeal of the Zoning Administrator's determination to approve the following:

1. Pursuant to Sections 12.24 W.24 and 12.24 T of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use Permit, to allow a hotel in the R4 Zone;
2. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a hotel;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow five-foot northerly and southerly side yard setbacks in lieu of the minimum nine feet required and to allow a 15-foot rear yard in lieu of the minimum 18 feet required;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a hotel that results in a net increase of more than 50 guest rooms; and
5. An appeal of the Zoning Administrator's determination that the project is Categorically Exempt pursuant to Article III, Section 1, Class 32 (Infill Development) of the City CEQA Guidelines as the environmental clearance for the project.

Applicant: Ha Kee W and Kyung H, La Villa Puente, LTD
Representative: Milan L. Garrison, Maxsum Development, LLC

Appellants: David Kim
Representative: Greg Wittman

Natalie Schuman, UNITE HERE Local 11

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

Henry Chu, Associate Zoning Administrator

6. [ZA-2017-4489-CU-ZV-F-1A](#)
CEQA: ENV-2017-4490-CE
Plan Area: Westlake

Council District: 13 – O'Farrell
Last Day to Act: 06-11-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2515 West Beverly Boulevard; 110-128 North Coronado Street

PROPOSED PROJECT:

Tenant improvements and a change of use from a three-story office building and ancillary surface parking lot to a public charter elementary school for Grades TK (transitional kindergarten) through 5 (Citizens of the World Charter School) within an approximately 30,702 square-foot existing building. The proposed project will not increase the existing building’s size or footprint. The charter school proposes a maximum of 650 students and will provide 51 automobile parking spaces. The school’s regular hours of operation will be from 7:00 a.m. to 6:30 p.m., Monday through Friday, with occasional weekends and nights reserved for special events.

APPEAL:

Appeal of Condition No. 8 of the Zoning Administrator’s determination to approve a Conditional Use pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.37; Zone Variance, pursuant to LAMC Section 12.27, and a Zoning Administrator’s Determination, pursuant to LAMC Section 12.24 X.7, in conjunction with the change of use from a three-story office building and ancillary surface parking lot to a public charter elementary school in the C2-1 and RD5-1 Zones.

The Commission will consider an Exemption from CEQA, pursuant to Section 1, Class 32 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

Applicant: Lindsay Phillips, Citizens of the World Charter School
Representative: Michael S. Woodward

Appellant: Claudia Ruano

Staff: Courtney Shum, City Planner
courtney.chum@lacity.org
(213) 978-1916

Fernando Tovar, Associate Zoning Administrator

- 7. [ZA-2016-1530-CUB-CU-1A](#) Council District: 13 – O’Farrell
CEQA: ENV-2016-1531-CE Last Day to Act: 06-06-18
Plan Area: Hollywood

PUBLIC HEARING REQUIRED

PROJECT SITE: 1360-1370 St. Andrews Place; 5517-5537 Fernwood Avenue and 5522-5536 De Longpre Avenue

PROPOSED PROJECT:

Demolition of a two-story office building and adult daycare facility, the change of use of an existing two story office building/events space to a restaurant/membership-office space use, and the construction of a 39,216 square-foot office addition over an existing, one-level subterranean parking garage. The proposed project includes the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 4,120 square foot ground floor restaurant with 232 interior seats, a 2,463 square foot conference/private dining room with 160 interior seats, a 2,770 square foot covered patio dining with 181 seats, a 815 square feet uncovered outdoor patio dining with 116 exterior seats, a 2,471 square foot oval flex room with a maximum of 353 seats, a 2,117 square foot outdoor roof patio with 127 seats, a 2,100 square foot greenhouse

with 132 interior seats, a 662 square foot alcohol storage room, and service to all 43,132 square feet of membership-office space and 3,000 square feet of uncovered office bungalow patios with 200 exterior seats, all with operation of 24 hours daily with hours of alcohol service from 6 a.m. to 2 a.m., daily. The proposed project provides 114 automobile parking spaces with 9 tandem spaces. The proposed project includes live entertainment and 60 special events per year to be permitted for a portion of the subject property.

APPEAL:

Appeal of the Zoning Administrator's determination to approve a Conditional Use for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private creative office use/club (with interior and exterior areas) and a public on-site restaurant, and a Conditional Use to allow specified deviations from the Commercial Corner regulations to permit hours of operation 24-hours daily in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m.; to permit a zero-foot landscape setback in lieu of the otherwise required five-foot setback along St. Andrews Place; and to allow tandem parking on a Commercial Corner Development; and appeal of the Categorical Exemption pursuant to CEQA Guidelines, Article 19, Class 32, as the environmental clearance for the project.

Applicant: Mike He, Second Home
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

Appellant: George Abrahams
Representative: Robert Silverstein, The Silverstein Law Firm

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

Fernando Tovar, Associate Zoning Administrator

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