

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
**** CORRECTED REGULAR MEETING**
TUESDAY, JULY 24, 2018 4:30 P.M.
CITY HALL, 10TH FLOOR, ROOM 1070
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

Vacant , 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 aenized 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**

- Election of Officers
- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – July 10, 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-2017-2807-CUB-1A](#)
CEQA: ENV-2017-2808-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 09-25-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 5975 West Santa Monica Boulevard (1106 North Gordon Street)

PROPOSED PROJECT:

The sale, dispensing and instructional tasting of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a tasting room within a craft distillery manufacturing operation.

APPEAL:

Appeal of the January 5, 2018, Zoning Administrator's Determination to:

1. Determine that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301, City CEQA Guidelines, Section 1, Class 1, Category 22, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use Permit to allow the sale, dispensing, and instructional tasting of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a tasting room within a craft distillery manufacturing operation.

Applicant: Larry Neuberg, Hollywood Distillery Incorporated
Matt Goulet, Land Use Developers Group

Appellant: George Abrahams, Save Hollywood

Staff: Henry Chu, Associate Zoning Administrator

6. [VTT-74730-SL-1A](#)
CEQA: ENV-2016-4903-CE
Plan Area: Hollywood
Related Case: ZA-2016-4902-ZAA-SPPA-SPP-DI-1A

Council District: 4 - Ryu
Last Day to Act: 08-09-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1710, 1718, 1720 North Berendo Street
4765, 4767, 4773 West Hollywood Boulevard

PROPOSED PROJECT:

Demolition of an existing two-story commercial building; subdivision of three (3) lots comprising 28,409 net square feet of lot area into 18 small lots; and construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the 18 subdivided lots. Four (4) guest parking spaces will be provided. The floor area of each dwelling will range from 1,794 to 2,969 square feet, totaling 31,245 square feet for all 18 dwellings. Three (3) non-protected trees on the property and four (4) non-protected street trees will be removed. Approximately 2,000 cubic yards of earth material will be exported, requiring a haul route approval.

APPEAL:

Appeal of the May 17, 2018, Deputy Advisory Agency's Determination to:

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Class 32 Infill Development) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve Vesting Tentative Tract Map No. 74730-SL, pursuant to Los Angeles Municipal Code Sections 17.03 and 12.22 C.27, for the subdivision of three (3) lots into a maximum of 18 lots including a haul route to export 2,000 cubic yards of earth material.

Applicant: J. Randolph Poag, PH/T & T Master One, LLC
Paul Garry, Psomas

Appellant: Alex Kondracke, Abraham Soghomonian, Concerned Citizens of Los Feliz

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

7. **ZA-2016-4902-ZAA-SPPA-SPP-DI-1A**

CEQA: ENV-2016-4903-CE
Plan Area: Hollywood
Related Case: VTT-74730-SL-1A

Council District: 4 - Ryu
Last Day to Act: 08-09-18

PUBLIC HEARING REQUIRED

PROJECT SITE: **1710, 1718, 1720 North Berendo Street
4765, 4767, 4773 West Hollywood Boulevard

PROPOSED PROJECT:

Demolition of an existing two-story commercial building; subdivision of three (3) lots comprising 28,409 net square feet of lot area into 18 small lots; and construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the 18 subdivided lots. Four (4) guest parking spaces will be provided. The floor area of each dwelling will range from 1,794 to 2,969 square feet, totaling 31,245 square feet for all 18 dwellings. Three (3) non-protected trees on the property and four (4) non-protected street trees will be removed. Approximately 2,000 cubic yards of earth material will be exported, requiring a haul route approval.

APPEAL:

Appeal of the May 10, 2018, Zoning Administrator's Determination to:

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Class 32 Infill Development) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 A, a Zoning Administrator's Adjustment to increase the building height limit by 19.4 percent,

- allowing 35 feet, 10 inches in lieu of the otherwise maximum permitted height of 30 feet in the RD1.5-1XL Zone;
3. Approve, pursuant to LAMC Section 11.5.7 E, Project Permit Adjustments from Section 8.C of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan to allow:
 - a. An increase in the transitional height limit by 8.8 percent for portions of buildings located in Subarea B within 49 feet from a lot in Subarea A, allowing 27 feet, 3 inches in lieu of the otherwise maximum permitted height of 25 feet; and
 - b. An increase in the transitional height limit by 9 percent for portions of buildings located in Subarea B within 50 to 99 feet from a lot in Subarea A, allowing 36 feet in lieu of the otherwise maximum permitted height of 33 feet.
 4. Approve, pursuant to LAMC Section 11.5.7 C and the Vermont/Western SNAP Specific Plan, Ordinance 184,888, a Project Permit Compliance to allow the demolition of an existing two-story commercial building; and the construction, use and maintenance of 18 three-story, single-family dwellings with an attached two-car garage for each dwelling within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western SNAP; and
 5. Approve, pursuant to LAMC Section 11.5.7 H, a Director's Interpretation of the Transparent Building Elements provision in the Vermont/Western SNAP Development Standards and Design Guidelines, requiring transparent building elements to occupy at least 50 percent of the exterior wall surface of the ground floor facades for the front and side elevations, to mean that the provision is not meant to be applied to side yard elevations for residential uses in Subarea B to protect the privacy of residential occupants.

Applicant: J. Randolph Poag, PH/T & T Master One, LLC
Paul Garry, Psomas

Appellant: Alex Kondracke, Abraham Soghomonian, Concerned Citizens of Los Feliz

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

8. [VTT-76054-SL-1A](#)
CEQA: ENV-2017-2090-CE
Plan Area: Hollywood

Council District: 5 - Koretz
Last Day to Act: 07-27-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 836-838 North Poinsettia Place

PROPOSED PROJECT:

Demolition of an existing one-story triplex; subdivision of one (1) lot comprising of 7,735 net square feet of lot area into five (5) small lots; and construction, use, and maintenance of a three-story, new small lot single-family dwellings with an attached two-car garage on each of the five (5) subdivided lots. The floor area of each dwelling will range from 1,080 to 1,864 square feet, totaling 8,360 square feet for all five (5) dwellings. The application for Vesting Tentative Tract Map No. VTT-76054-SL was approved on June 21, 2018.

APPEAL:

Appeal of the June 21, 2018, Deputy Advisory Determination to:

1. Determine based on the whole of the administrative record, that the project is exempt from State CEQA Guidelines Section 15332; and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve Vesting Tentative Tract Map No. 76054, pursuant to Los Angeles Municipal Code Sections 17.03 and 12.22 C.27, composed of one lot, for a maximum of five small lots.

Applicant: Haytham Kafouf, 836 Poinsettia, LLC
Representative: Sami Kohanim, Land Use Developers Corp.

Appellant: Lucille Saunders, La Brea Willoughby Coalition

Staff: John Dacey, City Planning Associate
john.dacey@lacity.org
(213) 978-1301

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, August 14, 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.