

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, DECEMBER 11, 2018, AFTER 4:30 P.M.  
200 NORTH SPRING STREET, ROOM 1070  
LOS ANGELES, CA 90012**

Jennifer Chung-Kim, President  
Oliver DelGado, Vice President  
Jennifer Barraza Mendoza, Commissioner  
Ilissa Gold, Commissioner  
Nicholas Schultz, 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 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 272, 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 – November 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-2017-5252-ZV-1A](#)  
CEQA: ENV-2018-1156-CE  
Plan Area: Hollywood

Council District: 13 - Farrell  
Last Day to Act: 12-11-18  
Continued From: 10-23-18

**PUBLIC HEARING** – Completed October 23, 2018

**PROJECT SITE:** 6150 - 6240 West Hollywood Boulevard;  
1631-1649 North El Centro Avenue;  
1615-1631 North Vista Del Mar Avenue;  
1614-1660 North Argyle Avenue

**PROPOSED PROJECT:**

Operation of a 2,964-square-foot health club on the ground floor of a seven-story, mixed-use project containing 507 dwelling units and approximately 52,136 square feet of ground floor commercial space that is currently under construction.

**APPEAL:**

Appeal of the August 1, 2018, Zoning Administrator's determination which:

1. Determined that the Project is exempt from CEQA pursuant to Class 1, Category 22 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines 15300.2 applies; and
2. Approved, pursuant to City Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code (LAMC), a Variance from LAMC Section 12.16 A.2(p), to allow a health fitness studio and accessory uses on the ground floor of a mixed-use development, otherwise not permitted in the C4 Zone.

**Applicant:** Blvd 6200 Owner South, LLC  
Representative: Ernest J. Guadiana,  
Elkins Kalt Weintraub Reuben Gartside LLP

**Appellant:** Doug Haines, the La Mirada Avenue Neighborhood Association of Hollywood  
Representative: Robert Silverstein, The Silverstein Law Firm

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

Jack Chiang, Associate Zoning Administrator

6. [ZA-2016-4911-ZV](#)  
CEQA: ENV-2016-4912-CE  
Plan Area: Wilshire

Council District: 4 - Ryu  
Last Day to Act: 12-11-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 545 South Gramercy Place

**PROPOSED PROJECT:**

A mixed-use within an existing two-story building consisting of an accounting office on the ground floor and a residential use on the second floor.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the City CEQA Guidelines, Class 5, Category 23 (Granting of renewal of a variance or conditional use for a non-significant change of use or land), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

**APPEAL:**

Appeal of the May 15, 2018, Zoning Administrator's denial of a Zone Variance to allow a mixed-use within an existing two-story building consisting of an accounting office on the ground floor and a residential use on the second floor in lieu of the permitted uses authorized by Section 12.11 A of the Los Angeles Municipal Code.

**Applicant/**

**Appellant:** Deborah Kim, EDJ Properties  
Representative: Andy Yu, AP Design

**Staff:** Joe Luckey, City Planning Associate  
[joe.luckey@lacity.org](mailto:joe.luckey@lacity.org)  
(213) 978-1340

Jack Chiang, 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, January 8, 2019** at

City Hall  
200 North Spring Street, Room 1070  
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](mailto:apccentral@lacity.org).