

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, JANUARY 22, 2019, AFTER 4:30 P.M.  
LOS ANGELES CITY HALL  
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  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Vacant, Commission Executive Assistant  
[apccentral@lacity.org](mailto: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) 978-1300 or by email at [apccentral@lacity.org](mailto:apccentral@lacity.org)

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, 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.

***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 – December 11, 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**

- 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.
- 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-2018-2548-F-1A](#)**

CEQA: ENV-2018-2549-CE  
Plan Area: Hollywood

Council District: 4 - Ryu  
Last Day to Act: 01-22-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6161 West Mulholland Highway

**PROPOSED PROJECT:**

The construction, use and maintenance of a six-foot high, chain link fence, located within the required front yard setback of an RE9-1 Zone lot.

**APPEAL:**

Appeal the September 21, 2018, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15300 and Class 3, Category of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Approved, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment to permit a 6-foot fence in lieu of the maximum height of 3-feet, 6-inches, the maximum height allowed in the RE9 Zone pursuant to LAMC 12.21 C.1(g).

**Applicant:** Thomas St. John  
Representative: Spencer Kallick, Glaser Weil, LLP

**Appellant:** Alexa Williams, Hollywoodland Homeowners Association

**Staff:** Aleta D. James, Associate Zoning Administrator

6. [DIR-2017-3155-SPP-SPPA-1A](#)  
CEQA: ENV-2017-3156-CE  
Plan Area: Hollywood  
Related Case: VTT-77153-CN

Council District: 13 – O'Farrell  
Last Day to Act: 02-14-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1746 North Garfield Place

**PROPOSED PROJECT:**

Demolition of two residential buildings containing two dwelling units; and the construction, use and maintenance of a three-story, 37.62-foot high, multi-family residential development containing nine dwelling units within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan.

**APPEAL:**

Appeal, in part, of the November 15, 2018, Planning Director's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (In-Fill Development Project), and there's not substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Sections 11.5.7 C and 11.5.7 E of the Los Angeles Municipal Code (LAMC) and the SNAP Specific Plan (Ordinance 184,888), a Project Permit Compliance Review for the Project;
3. Denied a Project Permit Adjustment to permit an 18.9 percent reduction in the required front yard setback to allow 12-feet, 3-inches in lieu of 15-feet, 1 ¼-inches as otherwise required by Section 7.E of the SNAP; and
4. Denied a Project Permit Adjustment to permit a 17.5 percent reduction in the minimum common open space dimension to allow 16-feet, 6-inches in lieu of 20-feet as otherwise required by Section IV.3 of the SNAP Development Standards and Design Guidelines.

The appellant's appeal seeks to modify Condition Nos. 2, 6 and 9 regarding front yard setback and open space.

**Applicant/**

**Appellant:** Ted Stein, Raider Planning and Construction, Inc.  
Tom Stemnock, Planning Associates, Inc.

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

7. [DIR-2018-3042-BSA-1A](#)

CEQA: N/A

Plan Area: Central City

Council District: 14 - Huizar

Last Day to Act: 02-12-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 888 South Olive Street

**PROJECT/USE/OPERATION:**

A change of use of an existing apartment building with 303 dwelling units to a transient occupancy residential structure at levels 5 – 12 and 28, for a total of 97 units designated for transit occupancy residential use and 206 units remaining as residential dwelling units.

**APPEAL:**

Appeal of the November 13, 2018, Planning Director's determination to deny an appeal, pursuant to Section 12.26 K of the Los Angeles Municipal Code, of the determination by the Department of Building and Safety that it did not err or abuse its discretion in issuing Building Permit No. 17016-10000-04924 for the change of use for a portion of an existing apartment building to a Transient Occupancy Residential Structure (TORS) at levels 5-12 and level 28 for a total of 97 units.

**Applicant:** Mark Spector, Onni 888 Olive Street, LP  
Representative: Dale J. Goldsmith, Armbruster Goldsmith & Delvac, LLP

**Appellant:** Charles Carnow and Antonio Mendoza, Unite HERE Local 11

**Staff:** Jack Chiang, Associate Zoning Administrator

8. [ZA-2015-2355-TDR-ZV-MCUP-SPR-1A](#)

CEQA: ENV-2015-2356-EIR; SCH No. 2015101003

Plan Area: Central City

Council District: 14 - Huizar

Last Day to Act: 01-22-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 631, 633 and 635 South Spring Street

**PROPOSED PROJECT:**

The construction of a 28-story hotel building with 105,841 square feet of total floor area, comprised of 170 hotel guest rooms with a restaurant located on the ground level and first

basement level with approximately 6,980 square feet of interior floor area and 230 square feet of exterior square footage (sidewalk eating area, not floor area). A maximum height of 342 feet along Spring Street and parking for a total of 71 cars is being proposed.

**APPEAL:**

Appeal of the May 7, 2018, Zoning Administrator's determination which:

1. Certified the Spring Street Hotel EIR and adopted the Environmental Findings, the Statement of Overriding Considerations and the Mitigation Monitoring Program prepared for the Spring Street Hotel EIR;
2. Approved, pursuant to Section 14.5.7 of the Los Angeles Municipal Code (LAMC) a Transfer of Floor Area of less than 50,000 square feet to permit an increase of 49,999 square feet of floor area for a total of 105,841 square feet in lieu of 55,842 square feet;
3. Approved, pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.6(e)(2) to permit the required short-term bicycle parking to be located inside the Project building in lieu of the required location outdoors;
4. Approved, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit authorizing the on-site sale, dispensing and consumption of a full line of alcoholic beverages within the hotel and restaurant in the C5-4D Zone; and
5. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a maximum of 170 hotel guest rooms.

**Applicant:** Jack Deng, Lizard in Los Angeles, LLC  
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

**Appellant:** Antonio Mendoza, Unite HERE Local 11  
Representative: Gideon Kracov, Law Office of Gideon Kracov

**Staff:** Charlie Rausch, 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, February 12, 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).