

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, DECEMBER 08, 2015, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President
Daphne Brogdon, Vice President
Jennifer Chung Kim, Commissioner
Bricia Lopez, Commissioner
Christina Oh, Commissioner

Renee Glasco, Commission Executive Assistant I
(213) 978-1300

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.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3, 4, 5, and 6

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org>.

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.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this 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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting

Approval of the Minutes for November 24, 2015

3. **ZA-2014-3272-CUB-1A**

CEQA: ENV-2014-3273-CE

Community Plan: Central City North

Council District No.: 9 - Price

Expiration Date: 12/08/2015 Ext.

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 618 – 620 East 1st Street

Requested Action:

An **appeal** of the Zoning Administrator's decision to **Approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed restaurant in the CM-1-RIO Zone and, to adopt the action of the Lead Agency in issuing Categorical Exemption ENV 2014-3273-CE as the environmental clearance for the Project.

APPLICANT: Tomas Rivera

Representative: Kate Bartolo, Kate Bartolo & Associates

APPELLANT: Zenshuji Soto Mission

Representative: Andrew Wolff

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's to **Approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed restaurant in the CM-1-RIO Zone.
4. **Adopt** the action of the Lead Agency in issuing Categorical Exemption ENV-2014-3273-CE as the environmental clearance for the Project.

Staff: Rocky Wiles (213) 978-1914

4. [ZA-2014-955-CUB-1A](#)

CEQA: ENV-2014-0956-CE
Community Plan: Hollywood

Council District No.: 5 - Koretz

Expiration Date: 12/23/15

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 7111 West Melrose Avenue

Requested Action:

An **appeal** of Condition No. 7 of the Zoning Administrator's decision to **Approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C4-1XL Zone; and to adopt the Lead Agency's action in issuing Categorical Exemption ENV-2014-0956-CE as the environmental clearance for this action.

APPLICANT: Tatsu Ramen, LLC
Representative: Danny Aleshire, Liner LLP

APPELLANT: Same
Representative: Jerry Neuman / Noel Fleming, Liner LLP

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal of Condition No 7.
3. **Sustain** the Zoning Administrator's decision to **Approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C4-1XL Zone; and
4. **Adopt** the Lead Agency's action in issuing Categorical Exemption ENV-2014-0956-CE as the environmental clearance for this action.

Staff: Maya Zaitzevsky (213) 978-1416

5. [ZA-2013-3197-CU-ZV-ZAA-SPR-PA1-1A](#)

CEQA: ENV-2013-3198-MND-REC1
Related Case: DIR-2014-3941-SPR

Council District No.: 14 - Huizar

Expiration Date: 12/08/2015

Appeal Status: Zone Variance is further appealable if approved.

Community Plan: Central City

PUBLIC HEARING

LOCATION: 401-433 West 5th St.; 432-440 South Olive St.; 429-441 South Hill St.

Requested Action:

An **appeal** of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.27-U, to approve plans to permit a modification of ZA 2013-3197-CU-ZV-ZAA-SPR to allow a parking ratio of 0.9 standard spaces for every unit in lieu of a ratio of 0.89 standard spaces for every unit (594 standard parking stalls for 660 residential units in lieu of the previously permitted 545 standard parking stalls for 615 residential units), and to allow a tree ratio of 0.2 for every unit in lieu of a ratio of 0.14 for every unit (130 trees for 660 residential units in lieu of the previously permitted 88 trees for 615 residential units); and to adopt the action of the lead agency in adopting ENV-2013-3198-MND-REC1 as the environmental clearance for this action.

APPLICANT: Susan Kreusch, 5 Olive Hill LLC.
Representative: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLP

APPELLANT: CREED LA
Representative: Ellen Wehr, Adams Broadwell Joseph & Cardozo

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to:
 - a. Approve plans to permit a modification of ZA 2013-3197-CU-ZV-ZAA-SPR to allow a parking ratio of 0.9 standard spaces for every unit in lieu of a ratio of 0.89 standard spaces for every unit (594 standard parking stalls for 660 residential units in lieu of the previously permitted 545 standard parking stalls for 615 residential units),
 - b. Allow a tree ratio of 0.2 for every unit in lieu of a ratio of 0.14 for every unit (130 trees for 660 residential units in lieu of the previously permitted 88 trees for 615 residential units);and
4. **Adopt** the action of the Lead Agency in adopting ENV-2013-3198-MND-REC1 as the environmental clearance for this action.

Staff: Jim Tokunaga (213) 978-1307 (for ZA)

6. [DIR-2014-3941-SPR-1A](#)
CEQA: ENV-2013-3198-MND-REC1
Related Case:
ZA-2013-3197-CU-ZV-ZAA-SPR-PA1
Community Plan: Central City

Council District No.: 14 - Huizar
Expiration Date: 12/08/2015
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 401-433 West 5th St.; 432-440 South Olive St.; 429-441 South Hill St.

Proposed Project:

The project involves the construction, use and maintenance of a new seven-story and 24-story mixed-use project consisting of 660 residential apartment units and 13,872 square feet of commercial space.

Requested Action:

Pursuant to Los Angeles Municipal Code Section 16.05-H, an **appeal** of the entire decision of the Director's approval of Site Plan Review for the construction, use and maintenance of a new seven-story and 24-story mixed-use project consisting of 660 residential apartment units and 13,872 square feet of commercial space.

APPLICANT: Susan Kreusch, 5 Olive Hill, LLC.
Representative: Armbruster Goldsmith & Delvac, LLP, Matt Dzurec

APPELLANT: CREED LA

Recommended Action:

1. **Deny** the appeal and **sustain** the decision of the Director for the construction, use and maintenance of a new seven-story and 24-story mixed-use project consisting of 660 residential apartment units and 13,872 square feet of commercial space, pursuant to the provisions of Los Angeles Municipal Code Sections 16.05.
2. **Adopt** the Addendum to Mitigated Negative Declaration No. ENV-2013-3198-MND (Case Reference No. ENV-2013-3198-MND-REC1) pursuant to CEQA Guidelines, Section 15074.
3. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
4. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Oliver Netburn (213) 978-1382

7. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central, Area Planning Commission
will be held at **4:30 p.m. on Tuesday, December 22, 2015** 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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.