

**CENTRAL AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, March 8, 2016, 4:30 P.M.  
CITY HALL, 10<sup>th</sup> 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, 6, and 7

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 90<sup>th</sup> 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. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – February 9, 2016

3. **ZA-2014-3237-CU-SPP-1A**

**CEQA:** ENV-2014-3238-CE

**Community Plan:** Hollywood

**Council District:** 4 - Ryu

**Expiration Date:** February 23, 2016

**Appeal Status:** Not Further Appealable

**PUBLIC HEARING – CONTINUED FROM FEBRUARY 23, 2016**

**Location:** 4511 West Russell Avenue

**Requested Action:**

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W, 37, a Conditional Use request to allow public parking in the R2-1XL Zone; and to deny, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review to allow the demolition of two existing Single-Family dwellings and its subsequent utilization as 14 parking spaces in Sub-Area A of the Vermont/Western Station Neighborhood Area Plan; and to not adopt Categorical Exemption ENV-2014-3238-CE, as the environmental clearance for the project.

**APPLICANT/APPELLANT:** Gohar Afifi

Representative: James J. Crisp

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.

2. **Deny** the appeal.

3. **Sustain** the actions of the Zoning Administrator's decision **to Deny**:

a. Conditional Use request to allow public parking in the R2-1XL Zone, and

b. Project Permit Compliance Review to allow the demolition of two existing Single-Family dwellings and its subsequent utilization as 14 parking spaces in Sub-Area A of the Vermont/Western Station Neighborhood Area Plan;

4. **Do Not Adopt** Categorical Exemption **ENV-2014-3238-CE**, as the environmental clearance for the project.

**Staff:** Theodore Irving (213) 978-1366

4. **ZA-2015-2683-CU-ZV-ZAA-1A**  
**CEQA:** ENV-2015-2684-MND  
**Community Plan:** Hollywood  
**Council District:** 13 – O’Farrell

**Expiration Date:** March 20, 2016  
**Appeal Status:** Conditional Use - Not  
Further Appealable; Zone Variance -  
Further Appealable if approved

**PUBLIC HEARING - CONTINUED FROM FEBRUARY 23, 2016**

**Location:** 1850 North Cherokee Avenue

**Requested Action:**

An appeal of the Zoning Administrator’s decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,24, to approve a Conditional Use authorizing a hotel use in the [Q]R4-2 Zone; pursuant to LAMC Section 12.27, to approve a Zone Variance to permit off-site parking to be located 925 feet from the use it serves; pursuant to LAMC Section 12.28, to approve a Zoning Administrator’s Adjustment to permit a 9-foot, 5-inch rear yard in lieu of 15 feet for the existing non-conforming building located in the [Q]R4-2 Zone; to adopt Mitigated Negative Declaration No. ENV-2015-2684-MND as the environmental clearance for the project; and to adopt the Mitigation Monitoring Program for ENV-2015-2684-MND.

**APPLICANT:** David Lesser, Millennium Settlement Consulting  
Representative: Dana Sayles, ThreeSixty

**APPELLANT:** Sylvie Shain

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator’s decision **to Approve:**
  - a. Conditional Use authorizing a hotel use in the [Q]R4-2 Zone;
  - b. Zone Variance to permit off-site parking to be located 925 feet from the use it serves;
  - c. Zoning Administrator’s Adjustment to permit a 9-foot, 5-inch rear yard in lieu of 15 feet for the existing non-conforming building located in the [Q]R4-2 Zone;
4. **Adopt** Mitigated Negative Declaration No. **ENV-2015-2684-MND** as the environmental clearance for the project;
5. **Adopt** the Mitigation Monitoring Program for **ENV-2015-2684-MND**.

**Staff:** Jenna Monterossa (213) 978-1337

5. **ZA-2015-2656-CUB-1A**  
**CEQA:** ENV-2015-2657-CE  
**Community Plan:** Wilshire  
**Council District:** 10 - Wesson

**Expiration Date:** March 24, 2016  
**Appeal Status:** Not Further Appealable

**PUBLIC HEARING - CONTINUED FROM FEBRUARY 23, 2016**

**Location:** 601-605 South Western Avenue

**Requested Action:**

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code 12.24-W, 1, to approve a Conditional Use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant in the C2-2 Zone, and to affirm the Categorical Exemption ENV-2015-2657-CE as the environmental action of the project.

**APPLICANT:** 6<sup>th</sup> Street Partners, LLC  
Representative: Michael Gonzales, Gonzales Law Group

**APPELLANT:** Robert Kim, 6<sup>th</sup> Street Partners, LLC (Same as Applicant)

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decision to approve a Conditional Use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant in the C2-2 Zone.
4. **Affirm** the Categorical Exemption No. **ENV-2015-2657-CE** as the environmental action for the project.

**Staff:** Fernando Tovar (213) 978-1303

6. **ZA-2015-2632-CUB-1A**

**CEQA:** ENV-2015-2633-MND  
**Community Plan:** Hollywood  
**Council District:** 13 – O'Farrell

**Expiration Date:** April 24, 2016  
**Appeal Status:** Not Further Appealable

**PUBLIC HEARING**

**Location:** 5419 West Sunset Boulevard

**Requested Action:**

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Los Angeles Municipal Code Section 12.24-W, 1, to deny ZA-2015-2632-CUB, a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 34,177 square foot adult trade comedy school in the C2-1 Zone, and adopt the action of the Lead Agency in adopting the Mitigated Negative Declaration No. ENV-2015-2633-MND for the project.

**APPLICANT/APPELLANT:** Susan Hale, 5419 Sunset Properties LLC  
Representative: Leslie Lombard, Urban Concepts

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the actions of the Zoning Administrator's decision **to Deny** Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 34,177 square foot adult trade comedy school in the C2-1 Zone.
4. **Adopt** the action of the Lead Agency in adopting the Mitigated Negative Declaration No. **ENV-2015-2684-MND** for the project.

**Staff:** Peg Malone-Brown (213) 978-1172

7. **ZA-2015-1988-ZV-1A**

**CEQA:** ENV-2015-1989-CE  
**Community Plan:** Hollywood  
**Council District:** 13 – O’Farrell

**Expiration Date:** April 12, 2016  
**Appeal Status:** Further Appealable to  
City Council, if approved

**PUBLIC HEARING**

**Location:** 5265-67 West Fountain Avenue

**Requested Action:**

An appeal of the Zoning Administrator’s decision, pursuant to section 12.27 of the Los Angeles Municipal Code, an approval of a Zone Variance from Section 12.10 of the Los Angeles Municipal Code to permit interior alterations to and the continued use of an existing, 7,114 square-foot commercial office building as otherwise prohibited in the R3-1 Zone; and approve the action of the Lead Agency in adopting the Categorical Exemption ENV-2015-1989-CE for this project.

**APPLICANT:** This is Just a Test Productions  
Representative: Brett Engstrom, Engstrom Planning & Licensing

**APPELLANT:** Doug Haines, The La Mirada Ave, Neighborhood Association

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator’s decision **to approve** a Zone Variance from Section 12.10 of the Los Angeles Municipal Code to permit interior alterations to and the continued use of an existing, 7,114 square-foot commercial office building as otherwise prohibited in the R3-1 Zone; and 2),
4. **Adopt** the action of the Lead Agency in adopting the Categorical Exemption **ENV-2015-1989-CE** for this project.

**Staff:** Oliver Neburn (213) 978-1382

8. **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, March 22, 2016** at

City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

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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](mailto:APCCentral@lacity.org).