Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 12, 2016 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 online 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. DEPARTMENTAL REPORT

A. Items of interest.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – March 8, 2016

3. 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-CONTINUED FROM MARCH 8, 2016

LOCATION: 5265-67 West Fountain Avenue

Requested Action:
An appeal of the Zoning Administrator's decision to approve, pursuant to section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance from Section 12.10 of the LAMC 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 to 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;
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

4. **ZA-2014-3658-MCUP-1A**

CEQA: ENV-2014-3659-MND
Community Plan: Westlake
Council District No.: 1 – Cedillo

Expiration Date: April 26, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 1728 -1738 West 7th Street

Requested Action:
An appeal of the Zoning Administrator's decision to approve, pursuant to the Los Angeles Municipal Code (LAMC) section 12.24-W,1, a Master Conditional Use to permit the sale, dispensing, and service of a full line of alcoholic beverages for on-site consumption; pursuant to the LAMC section 12.24-W,18(a), a Conditional Use to permit public dancing; pursuant to LAMC section 12.24-W, 27, a Conditional Use to permit amusement enterprises and hours of operation beyond 11 p.m. in a Mini-Shopping Center, on property in the C2-2 Zone, and to adopt the Lead Agency's decision of the Mitigated Negative Declaration No. **ENV-2014-3659-MND** as the environmental clearance for this action.

APPLICANT: West Seventh Street Property, LLC
Representative: Eddie Navarrette, FE Design & Consulting
Representative: City Land Use, Laurette Healey and Marcia Davalos

APPELLANT #1: Jonathan Bauman, Los Angeles Unified School District, LAUSD
(Appeal in Part)
APPELLANT #2: Manuel Flores & Gustavo Flores

Recommended Action:
1. **Adopt** the Findings the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the action of the Zoning Administrator to approve;
   a. a Master Conditional Use to permit the sale, dispensing, and service of a full line of alcoholic beverages for on-site consumption,
   b. a Conditional Use to permit public dancing,
   c. a Conditional Use to permit amusement enterprises and hours of operation beyond 11 p.m. in a Mini-Shopping Center, on property in the C2-2 Zone, and;
4. **Adopt** the Mitigated Negative Declaration No. **ENV-2014-3659-MND** as the environmental clearance for this action.

Staff: Jonathan Hershey (213) 978-1337

5. ZA-2015-364-CU-1A

CEQA: ENV-2015-365-MND
Community Plan: Wilshire
Council District No.: 4 – Ryu

Expiration Date: April 25, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 369 North Western Avenue

Requested Action:

An appeal in part, of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,34, a Conditional Use Permit authorizing the use, maintenance and operation of a penny arcade containing 24 game machines, and pursuant to Municipal Code Section 12.24-W,27, a Conditional Use Permit authorizing hours of operation beyond 11:00 p.m., in lieu of the maximum 7:00 a. m. to 11:00 p.m. daily, as otherwise permitted by Section 12.22-A,23 of the Municipal Code, all in conjunction with an existing 1,400 square-foot bar with a full line of alcoholic beverages for on-site consumption, and adopt the Lead Agency's decision of the Mitigated Negative Declaration No. **ENV-2015-0365-MND** as the environmental clearance for the request.. Specifically, the applicant appeals imposition of Condition Nos. 7 (days and hours of operation), 13 (prohibition against exclusive use for private parties), 18 (posting of on-duty manager name and photograph), 28 (two-year Plan Approval requirement), and 29 (5-year term grant).

APPLICANT: Rafael Augusto Guzman, and Blipsy Barcade (Appeal in Part)
Representative: Wil Nieves

APPELLANT: Same

Recommended Action:

1. **Adopt** the Findings the Zoning Administrator.
2. **Grant** in part the appeal.
3. **Sustain** the Zoning Administrator's decision to approve:
   a. a Conditional Use Permit authorizing the use, maintenance and operation of a penny arcade containing 24 game machines.
   b. a Conditional Use Permit authorizing hours of operation beyond 11:00 p.m., in lieu of the maximum 7:00 a. m. to 11:00 p.m. daily
   c. all in conjunction with an existing 1,400 square-foot bar with a full line of alcoholic beverages for on-site consumption
   d. Grant the imposition of Condition Nos. 7 (days and hours of operation), 13 (prohibition against exclusive use for private parties), 18 (posting of on-duty manager name and photograph), 28 (two-year Plan Approval requirement), and 29 (5-year term grant), and;
4. **Adopt** the Mitigated Negative Declaration No. **ENV-2015-0365-MND.**

Staff: Jonathan Hershey (213) 978-1337

6. AA-2015-3553-PMLA-SL

CEQA: ENV-2015-3554-CE
Community Plan: Hollywood
Council District No.: 5 – Koretz

Expiration Date: April 12, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 6926-6932 West Clinton Street

Requested Action:
An appeal of the Deputy Advisory Agency decision to approve, pursuant to Los Angeles Municipal Code section 17.54, of a Preliminary Parcel Map No. AA-2015-3553-PMLA-SL for a maximum of (4) four lots and the construction, the use and the maintenance of (4) four new small lot homes on a 7,426 net square-foot site, pursuant to the LAMC section 17.52 and in in accordance with the Small Lot Subdivision Ordinance No. 176,354, and to approve the action of the Lead Agency in adopting the Categorical Exemption **ENV-2015-3554-CE** for this project.

APPLICANT: Elfie Sheldon
Representative: Nick Kazemi

APPELLANT: Lawrence M. Polon

Recommend Action:
1. **Deny** the appeal**.**
2. **Sustain** the decision of the Deputy Advisory Agency for the subdivision of a maximum of four (4) small lots for the construction, use, and maintenance of four (4) small lot homes, pursuant to the provisions of Los Angeles Municipal Code Section 17.52.
3. **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) fil.
4. **Adopt** the action of the Lead Agency in adopting Categorical Exemption No. **ENV-2015-3554-CE** for this project.

Staff: JoJo Pewsawang

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, April 26, 2016** at

City Hall
200 North Spring Street, 10th 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 seven (7) days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.