

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission  
Regular Meeting  
Tuesday, March 8, 2016  
200 North Spring Street, City Hall  
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT [www.planning.lacity.org](http://www.planning.lacity.org).

The meeting was called to order by Commission President Kimberly Chemerinsky at 4:44p.m.  
Commissioners present: Jennifer Chung-Kim, and Christina Oh  
Commissioners absent: Daphne Brogdon, and Bricia Lopez

**1. DEPARTMENTAL REPORT**

Patricia Diefenderfer, Senior City Planner, did not have a departmental report to present, but she introduced Blake Lamb, as the new Senior City Planner, who will be a great asset to the Central Area Planning team.

**2. COMMISSION BUSINESS**

A. Advanced Calendar

No changes to the advance calendar.

B. Commission Requests

No commission requests were presented. One speaker spoke under commission request.

C. Approval of the Minutes – February 9, 2016

**Motion:**

To approve the **February 9, 2016**, minutes:

**Moved:** Chung-Kim

**Seconded:** Oh

**Ayes:** Chemerinsky

**Absent:** Brogdon, and Lopez

**Vote:** 3 - 0

The following agenda items, No. 5, and No. 6, were called out of order by Commission President Chemerinsky. Item No. 5, case no. ZA-2015-2656-CUB-1A, was heard first.

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**

(601 – 605 South Western Avenue and 3950, 3956 – 3962 West 6<sup>th</sup> Street)

**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

**Discussion:**

Fernando Tovar, Zone Administrator, presented a brief synopsis of his case involving the Conditional Use of Beverage. He gave an outline of the public zone hearing and the location site. The Zone Administrator reported on the various noise test taken for the live entertainment, and he incorporated the Los Angeles Police Department (L.A.P.D.) views of the condition in his report. The commissioners asked questions regarding his report.

The appellant was given (5) five minutes to express views for the appeal, which was against the Zoning Administrator findings and LAPD conditions. The spokesman for Council District 10, Jordon Beroukhim, was in support of the appeal.

Several members of the community spoke for one minute each in favor of the appeal. General comment period was open, and one person spoke. The commission closed the public comment period. Rebuttal time was given to the appellant for (2) two minutes. The commission recalled the Zoning Administrator to clarify a few questions. The commission deliberated and formed a motion.

**Motion:**

1. **Adopt** the modified Findings of the Zoning Administrator from evidence heard during discussion and testimony from those who were not present at the Zone Hearing.
2. **Grant** the appeal with modification to conditions No. 6c, 6d, 6e and No. 7.
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.

**Moved:** Oh

**Seconded:** Chemerinsky

**Ayes:** Chung-Kim

**Absent:** Brogdon, and Lopez

**Vote:** 3 - 0

Commission President called for the applicant for **Item No. 6**, ZA-2015-2632-CUB-1A, who was seeking a request for a continuance. Following the applicant's explanation for a continuance, the commission did not move to grant the request. Therefore, the request was denied and the commission meeting went back to the established agenda, and called the next item.

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

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

**Community Plan:** Hollywood

**Council District:** 4 - Ryu

March 8, 2016

**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:** Gohar Afifi

Representative: James J. Crisp

**APPELLANT:** Same as Applicant

**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

**Discussion:**

Senior City Planner, Theodore Irving, recapped the case involving the Conditional Use, and Project Permit Compliance to the commission. The appellant's viewpoints were reflected in his report along with the City's Municipal Codes to support the planner's findings.

The Commission gave the applicant (5) five minutes to speak. The applicant referred to her attorney's statements that was presented to the commission. The commission gave one minute to each person who was against the appeal.

The Commission opened public comment period, and two persons spoke. Council District 4 representative, Renee Weitzer, spoke against the appeal. Commission closed the public comment period. Rebuttal time was given to applicant, but she was not present to make a statement. The commission deliberated and formed a motion.

**Motion:**

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.

**Moved:** Chung-Kim

**Seconded:** Oh

**Ayes:** Chemerinsky

**Absent:** Brogdon, and Lopez

**Vote:** 3 - 0

The Commission took a brief recess at 6:40p.m., and the commission reconvened the meeting at 6:46p.m.

The Commission President called **Item No. 7**, ZA-2015-1988-ZV-1A, out of order. The Commission President called for the applicant to speak who was seeking a continuance.

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

Following the applicant’s explanation for a continuance, the commission made a motion.

**Motion:**

To grant a continuance for case no. ZA-2015-1988-ZV-1A to April 12, 2016, that was agreeable between both appellant, and applicant.

**Moved:** Chemerinsky  
**Seconded:** Oh  
**Ayes:** Chung-Kim  
**Absent:** Brogdon, and Lopez

**Vote:** 3 - 0

The commission meeting went back to the established agenda, and called the next item.

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

**Discussion:**

Jenna Monterossa, Planning Staff, announced a correction on the original Zoning Administrator determination letter of the Los Angeles Municipal Code (LAMC) Section 16.05 to be changed to LAMC Section 12.28. The planning staff gave her report regarding conditional use for a hotel.

The commission allowed (8) eight minutes for the appellant and applicant to speak. Several constituent were given one minute for their argument for the appeal. General public comment period was opened, and one person spoke. Rebuttal time of (3) three minutes was given to the appellant, and applicant. The commission closed the public comment period, and started to deliberate to form a motion.



**Motion:**

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 by deleting the address in conditions no. 8.
  - 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 by correcting the Los Angeles Municipal Code section.
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**.

**Moved:** Chemerinsky

**Seconded:** Oh

**Nayes:** Chung-Kim

**Absent:** Brogdon, and Lopez

**Vote:** 2 – 1 (**Failure to Act**)

The Commission could not come to an agreeable decision. Therefore, the Zoning Administrator's decision is upheld.

The Commission took a seconded recess at 8:40p.m., and reconvened at 8:46p.m.

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

**APPELLANT** Same

**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

**Discussion:**

Planning Staff, Peg Malone-Brown, presented case with a brief review of the conditional use for beverage. The commission gave both the appellant and the applicant (5) five minutes to speak. The commission asked detail questions to the appellant. Those who spoke for the appeal and against the appeal were given (1) one minute each to express their concerns and views.

General comments were open. The council representative for Council District 13, Chris Robinson, spoke offering a compromise to the conditional use of beverage. Rebuttal time of (3) three minutes was given to the applicant and the appellant. The commission closed the public comment period. Following deliberation, the commission made a motion.

**Motion:**

1. **Adopt** the modified Findings of the Zoning Administrator.
2. **Grant** the appeal.
3. **Overturn** the actions of the Zoning Administrator's decision **to Grant** 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, as modified
4. **Adopt** the action of the Lead Agency in the Mitigated Negative Declaration No. **ENV-2015-2684-MND** for the project;

**Moved:** Chemerinsky

**Seconded:** Chung-Kim

**Ayes:** Oh

**Absent:** Brogdon, and Lopez

**Vote:** 3 - 0

**PUBLIC COMMENT PERIOD**

There were several speakers who spoke during the public comment period. A representative for Children's Hospital, regarding case no. DIR-2015-1350-SPP-SPPA-1A, asked the commission for the case to be reconsidered. Several speakers spoke during the public comment period in favor of the reconsideration. A representative from Council District 13, Chris Robinson, spoke in support of reconsideration. The commission asked detail questions in regards to the reconsideration, and a motion was made.



**Motion:**

To grant the reconsideration for case no. DIR-2015-1350-SPP-SPPA-1A, from February 9, 2016.

**Moved:** Chung-Kim

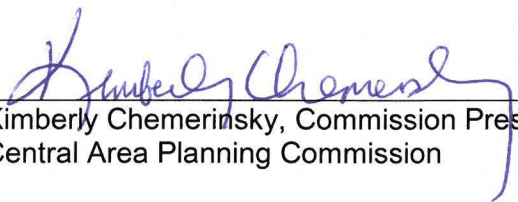
**Seconded:** Oh

**Ayes:** Chemerinsky

**Absent:** Brogdon, and Lopez

**Vote:** 3 - 0

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 10:32p.m.

  
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Kimberly Chemerinsky, Commission President  
Central Area Planning Commission

  
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Renee Glasco, Commission Executive Assistant I  
Central Los Angeles Area Planning Commission

**ADOPTED**  
**CITY OF LOS ANGELES**

**APR 12 2016**

**CITY PLANNING DEPARTMENT**  
**COMMISSION OFFICE**