

COMMISSION MEETING AUDIO

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

REVISED
(Add Item # 7)

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

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1255

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 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. Motion to rescind the motion for reconsideration made on March 8, 2016 on case number [DIR-2015-1350-SPP-SPPA-1A](#); CEQA ENV-2015-1351-CE, for the property located at 4618 West Maubert Avenue in the Hollywood Community Plan Area.

8. **PUBLIC COMMENT PERIOD**

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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