

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JULY 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
Christina Oh, Commissioner
Vacant, 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): 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 online at <http://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

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **ZA-2015-385-CUB-1A**

CEQA: ENV-2010-235-MND-REC1

Community Plan: Wilshire

Council District No.: 10 - Wesson

Expiration: July 12, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 3470 W. Wilshire Boulevard

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 to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant with karaoke entertainment. The following appeals are related to the Conditions of Approval No.: **10.** Hours of Operation; **20.** Live entertainment activities; **21.** Removal of existing DJ Booth; and **30.** Number of security guards required. Adopt the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2010-0235-MND-REC as the environmental clearance for the request.

APPLICANT: Seana Kang

Representative: Myung-Soo Seok, Sage Strategies LLC.

APPELLANT: Same as applicant

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the Zoning Administrator's decision to approve:
 - a. a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant with karaoke entertainment.
 - b. the Conditions of Approval No.: **10.** Hours of Operation; **20.** Live entertainment activities; **21.** Removal of existing DJ Booth; and **30.** Number of security guards required.
4. **Adopt** the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2010-0235-MND-REC as the environmental clearance for the request

Planning Staff: Lourdes Green

5. **ZA-2014-4048-CUB-CUX-ZV-1A**
CEQA: ENV-2014-4049-MND
Community Plan: Central City
Council District No.: 14 – Huizar

Expiration: July 12, 2016
Appeal Status: Further Appealable if
ZV is approved

PUBLIC HEARING:

LOCATION: 416 West 8th Street

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Charter Section 562 and the Los Angeles Municipal Code (LAMC) section 12.27-B, to dismiss a Zone Variance to permit an outdoor rooftop bar and pool in the C5 Zone as otherwise not permitted by Section 12.14-A,1(b)(3) of the LAMC, and pursuant to LAMC section 12.24-W,1, to approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 117, 243 square-foot hotel/hostel with 226 guest rooms in the C5-4D Zone; and pursuant to LAMC section 12.24-W,18, to approve a Conditional Use to permit patron dancing and live entertainment within the ground floor restaurant, lobby bar and rooftop restaurant and bar, and to adopt the action of the Lead Agency in issuing the Mitigated Negative Declaration No. ENV-2014-4049-MND as the environmental clearance for the above referenced project.

APPLICANT: Jeremy Selman, Freehand LA
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANT #1: Jeremy Selman, Sydel Group
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANT #2: Jesus Hermosillo, Unite Here Local 11

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the Zoning Administrator's decision to approve:
 - a. Approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 117, 243 square-foot hotel/hostel with 226 guest rooms in the C5-4D Zone.
 - b. Approve a Conditional Use to permit patron dancing and live entertainment within the ground floor restaurant, lobby bar and rooftop restaurant and bar.
 - c. Dismiss a Zone Variance to permit an outdoor rooftop bar and pool in the C5 Zone.
4. **Adopt** the action of the Lead Agency in issuing the Mitigated Negative Declaration No. ENV-2014-4049-MND as the environmental clearance for the above referenced project.

Zoning Administrator: Charles Rausch

6. **ZA-2007-2930-CUB-CUX-ZV-PA2**

CEQA: ENV-2016-414-CE

Community Plan: Hollywood

Council District No.: 13 – O' Farrell

Expiration: August 14, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 1600 N. Argyle and 6231-6231 ½ Selma Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M,1, to approve plans to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 9,460 square-foot restaurant in the C4-2D Zone, and to find the project to be Categorically Exempt ENV-2016-414-CE pursuant to Article III, Section 1, and Class 5, Category 23 of the Los Angeles CEQA Guidelines.

APPLICANT: George Younan, Elysium Group LLC.
Representative: Paul Vizcaino, Urban Strategy Group Inc.

APPELLANT: Same

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal
3. **Sustain** the Zoning Administrator's decision to approve plans to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 9,460 square-foot restaurant in the C4-2D Zone
4. **Find** the project to be Categorically Exempt ENV-2016-414-CE pursuant to Article III, Section 1, and Class 5, Category 23 of the Los Angeles CEQA Guidelines.

Zoning Administrator: Aleta James (213) 202-5402

7. **DIR-2015-4401-BSA-1A**

CEQA: N/A

Community Plan: Westlake

Council District No.: 1 - Cedillo

Expiration: July 12, 2016

Appeal Status: Not Appealable

PUBLIC HEARING:

LOCATION: 1100 Wilshire Boulevard

Requested Action:

An appeal of the Director of City Planning's decision to deny an appeal that the Department of Building and Safety erred or abused its' discretion in issuing Building Permit Numbers 12016-10000-12951, 12016-10000-00952 and 15016-10000-02958 for the change of use from parking garage to basement storage incidental to residential dwelling units and the commercial uses.

APPLICANT: 1100 Wilshire Garage LLC

APPELLANT: 1100 Wilshire Property Owners Association, Tom Canas, Marie Givertz
Representative: Douglas P. Carstens, Chatten-Brown & Carstens

Recommended Action:

1. **Adopt** the Findings of the Director of Planning.
2. **Deny** the appeal.
3. **Sustain** the Director of City Planning's decision to deny an appeal that the Department of Building and Safety erred or abused its' discretion in issuing Building Permit Numbers 12016-10000-012951, 12016-10000-00952 and 15016-1000-02958 for the change of use from a parking garage to a basement storage incidental to residential dwelling units and the commercial uses.

Associate Zoning Administrator: Jack Chiang (213) 978-0195

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next regular meeting of the Central Area Planning Commission
will be held at **4:30 p.m.** on **Tuesday, July 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCENTRAL@lacity.org.