

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JULY 26, 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):

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-2015-4194-CUB-1A**

CEQA No.: ENV-2015-4195-CE

Community Plan: Wilshire

Council District No.: 13 – O'Farrell

Expiration Date: July 26, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 4168 Beverly Boulevard

Requested Action:

4. An appeal of Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant. . Find that the project is Categorically Exempt, ENV-2015-4195-CE, from the environmental review pursuant to Article III, Section 1, Class 1, Category 22 of the City of Los Angeles CEQA Guidelines

APPLICANT: Mariscoes Los Kabos
Representative: Leticia Ayala

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 approve a Conditional Use to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant
4. Find that the project is Categorically Exempt, ENV-2015-4195-CE, from the environmental review pursuant to Article III, Section 1, Class 1, Category 22 of the City of Los Angeles CEQA Guidelines.

Associate Zoning Administrator: Charles Rausch

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

CEQA: N/A

Community Plan: Westlake

Council District No.: 1 - Cedillo

Expiration: July 26, 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

6. **ZA-2015-4186-CUB-1A**

CEQA: ENV-2015-4187-CE

Community Plan: Wilshire

Council District No.: 10 - Wesson

Expiration: August 15, 2016

Appeal Status: Not Appealable

PUBLIC HEARING:

LOCATION: 4155 West Pico Boulevard
(4157, & 4159 West Pico Boulevard / 1262, 1266, 1268 South Crenshaw Boulevard)

Requested Action:

An appeal, in part, of the Zoning Administrator's decision to approve a Conditional Use to permit the sale and dispensing of a beer and wine only in conjunction with a restaurant in the C4-1-O Zone, and find the project to be Categorically Exempt, ENV-2015-4187-CE, from environmental review pursuant to Article VII, Section I, and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Raehan Quereshi, GFC California, LLC
Representative: Cartomap Services

APPELLANT: Yoon Jung Kim

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal in part.
3. **Sustain** the Zoning Administrator's decision to approve a Conditional Use to permit the sale and dispensing of a beer and wine only in conjunction with a restaurant in the C4-1-O Zone.
4. **Find** the project to be Categorically Exempt, ENV-2015-4187-CE, from environmental review pursuant to Article VII, Section I, and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

Associate Zoning Administrator: Fernando Tovar (213) 978-1303

7. 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, August 9, 2016** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer

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.