

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, July 12 , 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 **planning.lacity.org**.

The meeting was called to order by Commission Vice-President Daphne Brogdon at 4:39P.M.
Commissioners present: Jennifer Chung-Kim and Christina Oh
Commissioner absent: Kimberly Chemerinsky

NOTE: CITY HALL WAS LOCK-DOWN DUE TO PROTEST.

1. DEPARTMENTAL REPORT

Senior Planner, Patricia Diefenderfer, announced there were no items to report.

2. COMMISSION BUSINESS

A. Advanced Calendar

There were no changes to the advance calendar.

B. Commission Requests

C. Approval of the Minutes

The approval of the minutes were table for the next regular meeting.

3. NEIGHBORHOOD COUNCIL

There were no presentation by a Neighborhood Council representative on any related items listed on the July 12, 2016, 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: Jack Chiang (Lourdes Green)

Discussion:

Planning Staff, Jack Chiang, discussed the proposed project of a restaurant with live entertainment. He reviewed the specific appeals by the appellant and the conditions that is regulated by the City of Los Angeles. The commissions asked questions in relation to the staff report.

The applicant/appellant was given 10 minutes to present their visual display of the location. The public comment period was open to those who completed a speakers' card for or against the appeal. Officer Jason Clark of the Los Angeles Police Department, Olympia Division, communicated the viewpoints of the Los Angeles Police Department. The council representative, Jordan Beroukhim, Council District 10, spoke in favor of the appeal.

Rebuttal time was given to the applicant/appellant for six (6) minutes. The commission asked clarifying question to the applicant/appellant and the public comment period was closed. The commission deliberated and a motion was formed.

Motion:

1. **Adopt** the Findings of the Zoning Administrator, as modified.
2. **Grant** the Appeal in part.
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. Modify the Conditions of Approval to nos.: **10.** Hours of Operation; **20.** Live entertainment activities; **21.** Retain DJ Booth; and **30.** Required third security guards only on Thursday, Friday, and Saturday.
4. **Recommend** a new condition for consideration by the State Department of Alcoholic Beverage Control regarding last call for alcoholic beverage service to be at 1a.m. from Sunday through Thursday.
5. **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.

Moved: Brogdon
Seconded: Chung-Kim
Ayes: Oh
Absent: Chemerinsky

Vote: 3 - 0

The Commission took a brief recess at 6:05P.M., and reconvened the meeting at 6:18P.M. Commission Vice-President Brogdon called Item No. 7 out of order, and proceeded with the case.

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.

Planning Staff: Jack Chiang (Lourdes Green)

Discussion:

The commission called for the applicant who made a request for a continue due to City Hall lock-down.

Motion:

The commission moved by consent to continue the hearing date for case no. DIR-2015-4401-BSA-1A to July 26, 2016.

The Commission Vice-President Brogdon returned to the established agenda, and continued as outlined.

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, Sydell 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

Discussion:

Zone Administrator, Charlie Rausch, recapped the type of activity allowed in the C5-4D zone area. He also reviewed the concerns of the appellants, and the answer to questions that were asked at the original public hearing.

The commission decided to divide the case into two parts and to make one motion as whole. The public comment period was opened and the commission called for appellant #2 to speak on the first appeal which was supported by the United Here Local 11 for (5) five minutes. Questions were asked of the appellant #2 by the commissioner. The applicant was called to speak in response to the appeal.

The commission called for applicant/appellant #1 to speak on the second appeal. Commission asked clarifying and detailed questions regarding the second appeal. There were speakers who spoke for one (1) minute for the appeal. Rebuttal time of (3) minutes was given to the appellant #2, and to the applicant/appellant #1. The public comment period was closed. The commission had a brief deliberation, and constructed a motion.

Motion:

1. **Adopt** the modified Findings of the Zoning Administrator.
2. **Deny** the Appeal, in part, and **Grant** the Appeal, in part.
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 117, 243 square-foot hotel/hostel with 226 guest rooms in the C5-4D Zone.
 - b. a Conditional Use to permit patron dancing and live entertainment within the ground floor restaurant, lobby bar and rooftop restaurant and bar, as modified.
 - c. Grant the Zone Variance to permit an outdoor dance, live entertainment permit 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.

Moved: Brogdon
Seconded: Oh
Ayes: Chung-Kim
Absent: Chemerinsky

Vote: 3 - 0

The Commission took a brief recess at 8:10P.M., and reconvened the meeting at 8:25P.M. The Commission Vice-President Brogdon returned to the established agenda, and continued as outlined

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

Discussion:

Zoning Administrator, Aleta James, gave a summation of the public hearing held on May 3,

2016. The Zoning Administrator presented modification agreed by the applicant, concerns of Los Angeles Police Department, and changes recommended by the Planning Department. The appellant's representative spoke in regards to the various modification. Officer Benjamin Thomas, Los Angeles Police Department, Vice Investigator spoke in support of the recommendation.

Motion:

1. **Adopt** the Findings as modified of the Zoning Administrator.
2. **Grant** the Appeal with staff recommendations.
3. **Sustain** the Zoning Administrator's decision, as modified, 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.

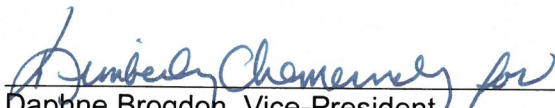
Moved: Chung Kim
Seconded: Brogdon
Ayes: Oh
Absent: Chemerinsky

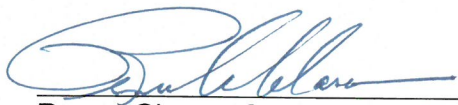
Vote: 3 - 0

4. **PUBLIC COMMENT PERIOD**

There were no speakers for the public comment period.

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 8:51P.M.


Daphne Brogdon, Vice-President
Central Los Angeles Area Planning Commission


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

ADOPTED
CITY OF LOS ANGELES

AUG 23 2016

CITY PLANNING DEPARTMENT
COMMISSION OFFICE