

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, September 27, 2016
200 North Spring Street, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED. 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 ONLINE AT **www.planning.lacity.org**.

The meeting was called to order by Commission Vice-President Daphne Brogdon at 4:56p.m.
Commissioners present: Oliver DelGado, Jennifer Chung-Kim, and Christina Oh
Commissioner absent: Kimberly Chemerinsky

1. DEPARTMENTAL REPORT

Senior Planner, Blake Lamb, discussed the Planning Department's Housing Policy Team release draft Affordable House Linkage document. The policy hearing for the document was heard on October 19, 2016. She stated that Building and Safety hosted a Zone Code training for the City of Los Angeles Planning Staff in mid-September 2016.

2. COMMISSION BUSINESS

A. Advanced Calendar

Following the discussion of the Tuesday before Thanksgiving, a motion was place on the floor:

Motion:

To cancel the regularly scheduled Commission meeting on November 22, 2016.

Moved: Brogdon

Seconded: Chung Kim

Ayes: DelGado, and Oh

Absent: Chemerinsky

Vote: 4 - 0

There was further discussion regarding the November 8, 2016, commission meeting which is the Presidential Election night. Commissioner Oh stated she will not be available on November 8, 2016 which has resulted in not having a quorum for that meeting date. The Commission Vice President advise the Commission Executive Assistant to find a possible date to conduct a November 2016 Central Los Angeles Area Planning Commission meeting.

B. Commission Requests

There were no commission requests.

C. Approval of the Minutes

Motion:

To approve the September 13, 2016, minutes:

Moved: Oh

Seconded: DelGado

Ayes: Chung Kim, and Brogdon

Absent: Chemerinsky

Vote: 4 - 0

3. **NEIGHBORHOOD COUNCIL**

There were no representation from Neighborhood Council on any related items listed on this agenda.

4. **APCC-2016-1113-CU**

CEQA: ENV-2016-1114-MND

Community Plan: Wilshire

Council District No.: 13 – O' Farrell

Expiration: October 10, 2016

Appeal Status: Further Appealable to
City Council

PUBLIC HEARING: HELD ON JULY 17, 2016

LOCATION: 4914-4920 WEST MELROSE AVENUE and 654 NORTH OXFORD AVENUE

Proposed Project:

Demolition of two single-family homes and small office structure and the construction, use, and maintenance of a new 45-unit mixed-use apartment building, which would include 3,760 square-feet of ground floor commercial space. A minimum of four units (11% of base density) would be designated as "Very Low Income" restricted affordable units. The building will be six stories and have a maximum height of 63 feet. The project will include a subterranean level (below-grade) parking garage with 77 residential vehicle spaces, seven (7) retail parking spaces, four (4) short-term bicycle spaces, and 45 long-term bicycle spaces.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the proposed **Mitigated Negative Declaration** (ENV-2016-1114-MND), and corresponding **Mitigation Monitoring Program** (MMP), as the CEQA clearance document for the project; and
2. Pursuant to Section 12.24(V)(1) of the L.A.M.C., a Conditional Use to allow a 3:1 FAR on a mixed-use development where the project qualifies for a maximum 35% Density Bonus.

Applicant: Boaz Miodovsky, Ketter Construction
Representative: Larry Mondragon, Craig Fry & Associates

Recommended Action:

1. **Recommend** that the Commission **Adopt** the Mitigated Negative Declaration (ENV-2016-1114-MND) and the Mitigation Monitoring Program (MMP) are adequate pursuant to the California Environmental Quality Act (CEQA);
2. **Approve a Conditional Use** to allow a 3:1 FAR on a mixed-use development;
3. **Adopt** the attached Findings;
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
5. **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) filing.

Planning Staff: Lilian Rubio (213) 978-1840.

Discussion:

Planning Staff, Lilian Rubio, spoke on the project demolition and new location development of affordable units. The Commission allowed six (6) minutes to applicant/applicant's representative to explain the value of this project to the City of Los Angeles. The Commission asked questions to the applicant, and a motion was on the floor.

Motion:

1. **Recommend** that the Commission **Adopt** the Mitigated Negative Declaration (ENV-2016-1114-MND) and the Mitigation Monitoring Program (MMP) are adequate pursuant to the California Environmental Quality Act (CEQA);
2. **Approve a Conditional Use** to allow a 3:1 FAR on a mixed-use development; **as modified**
3. **Adopt** the attached Findings **with modification**;
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
5. **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) filing.

Moved: Brogdon

Seconded: DelGado

Ayes: Chung Kim and Oh

Absent: Chemerinsky

Vote: 4 - 0

5. APCC-2016-1150-SPE-CU-CUB-CUX-SPP

CEQA: ENV-2016-1151-CE

Community Plan: Westlake

Council District No.: 1 - Cedillo

Expiration: September 28, 2016

Appeal Status: Appealable to Council

Related Case: ZA-1984-231-CUB

PUBLIC HEARING: HELD ON AUGUST 31, 2016

LOCATION: 1250 – 1256 West 7th Street / 713 – 727 South Hartford Street

Proposed Project:

The project involves the expansion of an existing non-conforming hotel use with the addition of a pool deck on top of an existing associated parking garage, the continued sale and expansion of the area approved for the sale of a full line of alcoholic beverages for on-site consumption, and continued live entertainment and an expansion of the area approved for live entertainment, in conjunction with the existing hotel and associated parking garage in the South Subarea of the Central City West Specific Plan.

Requested Action:

1. Pursuant to LAMC Section 11.5.7 F, **Specific Plan Exceptions** from the Central City West Specific Plan (Ordinance 169,110) as follows:
 - a. From Section 6.F.2 to allow for the expansion of an existing, non-conforming hotel use in the R5(CW) Zone.
 - b. From Section 8.C.1 to waive the 10-foot Open Space Setback requirement along Witmer Avenue.
2. Pursuant to LAMC Section 12.24 W.15, a **Conditional Use** to allow for commercial uses within the R5 zone.
3. Pursuant to LAMC Section 12.24 W.1, a **Conditional Use** to allow for the continued sale of a full line of alcoholic beverages for on-site consumption in two restaurants on the first and second floors containing a total of 350 interior seats; in a 2,500 square foot banquet hall with 250 interior seats; and to expand the sale of alcoholic beverages to a new, 6,799 square foot pool deck, all with 24 hours of operation and 6:00 a.m. to 2:00 a.m. hours of alcohol sales.
4. Pursuant to LAMC Section 12.24 W.18, a **Conditional Use** to permit continued live entertainment and dancing within the hotel banquet hall, and to expand live entertainment to the proposed pool deck.
5. Pursuant to LAMC Section 11.5.7 C, a **Project Permit Compliance** to allow a change of use from a parking garage only to a parking garage and pool deck with alcohol sales and live entertainment.
6. Based on the whole of the administrative record, the Project is exempt pursuant to City of Los Angeles CEQA Guidelines Class 5 Category 23, Class 5 Category 34, and Class 11 Category 7, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPLICANT: Alexander Moradi, Mayfair Lofts LLC

Representative: Elizabeth Peterson, Elizabeth Peterson Group

Recommended Action:

1. **Find**, in its independent judgment and analysis of the whole of the administrative record for case no. ENV-2016-1151-CE, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Sections 15305 and 15311, and Class 5 Category 23, Class 5 Category 34, Class 11 Category 6, and Class 11 Category 7 of the City of Los Angeles Environmental Quality Act Guidelines; and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve a Specific Plan Exception** from Section 6.F.2 to allow for the expansion of an existing, non-conforming hotel use in the R5(CW) Zone.
3. **Approve a Specific Plan Exception** from Section 8.C.1 to waive the 10-foot Open Space Setback requirement along Witmer Avenue.
4. **Approve a Conditional Use** to allow for commercial uses within the R5 zone.
5. **Deny the Conditional Use** for the sale of alcoholic beverages as requested.
6. **Approve a Conditional Use** to allow for the continued sale of a full line of alcoholic beverages for on-site consumption in two restaurants on the first and second floors containing a total of 350 interior seats; in a 2,500 square foot banquet hall with 250 interior seats; and to expand the sale of alcoholic beverages to a new, 6,799 square foot pool deck. The hotel is permitted 24 hours of operation **within interior hotel areas**, and pool deck hours of operation of 8:00 a.m. to 12:00 a.m. daily, all with 6:00 a.m. to 2:00 a.m. hours of alcohol sales
7. **Deny the Conditional Use** for live entertainment as requested.
8. **Approve a Conditional Use** to permit continued live entertainment and dancing within the hotel banquet hall, and to expand live entertainment to the proposed pool deck, with live entertainment on the pool deck limited to the hours of 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.
9. **Approve a Project Permit Compliance** to allow a change of use from a parking garage only to a parking garage and pool deck with alcohol sales and live entertainment.
10. **Adopt** the attached findings.

Planning Staff: Azeen Khanmalek (213) 987-1336

Discussion:

Planning Staff, Azeen Khanmalek, spoke on the project's expansion of the hotel pool deck. A descriptive history of the hotel and its using was presented. The hotel façade required a Specific Plan Exception to the modification. The applicant/applicant's representative gave testimony to the history of the hotel, and detailed plans in designing the propose project. The applicant's representative was in agreement with the planning staff recommendation.

Gerald Gubatan, Senior Planning Deputy of Council District No.1, spoke in support of the recommendation, and commented on the creditability of the owner. The commission deliberated over testimonies heard, and placed a motion on the floor.

Motion:

1. **Find**, in its independent judgment and analysis of the whole of the administrative record for case no. ENV-2016-1151-CE, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Sections 15305 and 15311, and Class 5 Category 23, Class 5 Category 34, Class 11 Category 6, and Class 11 Category 7 of the City of Los Angeles Environmental Quality Act Guidelines; and that there is no substantial

evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. **Approve a Specific Plan Exception** from Section 6.F.2 to allow for the expansion of an existing, non-conforming hotel use in the R5(CW) Zone.
3. **Approve a Specific Plan Exception** from Section 8.C.1 to waive the 10-foot Open Space Setback requirement along Witmer Avenue.
4. **Approve a Conditional Use** to allow for commercial uses within the R5 zone, as modified.
5. **Grant the Conditional Use** for the sale of alcoholic beverages in part.
6. **Approve a Conditional Use** to allow for the continued sale of a full line of alcoholic beverages for on-site consumption in two restaurants on the first and second floors containing a total of 350 interior seats; in a 2,500 square foot banquet hall with 250 interior seats; and to expand the sale of alcoholic beverages to a new, 6,799 square foot pool deck. The hotel is permitted 24 hours of operation **within interior hotel areas**, and pool deck hours of operation of 6:00 a.m. to 12midnight a.m. Monday - Thursday, all with 6:00 a.m. to 2:00 a.m. hours, Friday - Sunday of alcohol sales, as modified
7. **Grant the Conditional Use** for live entertainment as modified.
8. **Approve a Conditional Use** to permit continued live entertainment and dancing within the hotel banquet hall, and to expand live entertainment to the proposed pool deck, with live entertainment on the pool deck limited to the hours of 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 01:00 a.m. Friday and Saturday.
9. **Approve a Project Permit Compliance** to allow a change of use from a parking garage only to a parking garage and pool deck with alcohol sales and live entertainment.
10. **Adopt** the Administrative Plan Approval in 60 months when Building and Safety permits are issued.
11. **Adopt** the attached findings, as modified.

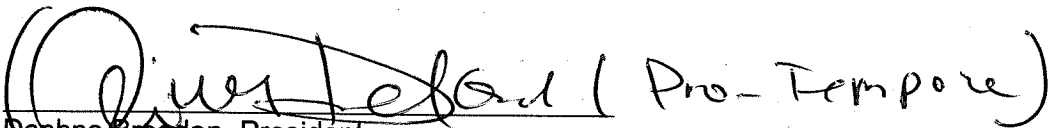
Moved: Brogdon
Seconded: Chung Kim
Ayes: DelGado, and Oh
Absent: Chemerinsky

Vote: 4 - 0

6. **PUBLIC COMMENT PERIOD**

There was one speaker for the public comment period.

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 6:58p.m.


Daphne Brogdon, President
Central Los Angeles Area Planning Commission


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

ADOPTED
CITY OF LOS ANGELES

OCT 25 2016

CITY PLANNING DEPARTMENT
COMMISSION OFFICE