

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 23, 2015, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Daphne Brogdon, Acting President
Kimberly Chemerinsky, Commissioner
Jennifer Chung Kim, Commissioner
Bricia Lopez, Commissioner
Christina Oh, Commissioner

Rhonda Ketay, 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): 3, 4, 5, and 6.

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 272, Los Angeles, CA 900152, 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 through the internet World Wide Web at <http://www.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. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – February 24, March 10, April 14, 2015, and May 12, 2015

3. **ZA 2014-4568-ZV-1A**

CEQA: ENV-2014-4569-MND

Plan: Hollywood

Council District: 13 – O'Farrell

Expiration Date: 7/8/15

Appeal Status: Further appealable to
City Council if approved

CONTINUED FROM JUNE 9, 2015

PUBLIC HEARING

Location: 850 N. Cahuenga Boulevard
(850-854 N. Cahuenga Boulevard and 6054 Willoughby Avenue)

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Los Angeles Municipal Code Section 12.27, to approve: 1) a Variance from Municipal Code Section 12.17.5-B to permit the expansion of an existing Boys and Girls Club use, otherwise not permitted in the MR1-1-SN Zone; 2) a Variance from Municipal Code Section 12.21.1-A to permit a Floor Area Ratio (FAR) of 1.7:1 in lieu of the 1.5:1 permitted in the MR1-1-SN Zone; 3) a Variance from Municipal Code Section 12.21.1-A.4 to permit 20 off-site parking spaces in lieu of the 45 spaces required for continued operation of a philanthropic institution; 4) a Variance from Municipal Code Section 12.17.5-D to permit a 1'-6" front yard setback in lieu of the 15 feet required in the MR1-1-SN Zone, and 5) pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV-2014-4569-MND as the environmental clearance for this action.

APPLICANT: Melba Culpepper, Boys and Girls Club, LLC
Representative: Tom McCarty, The McCarty Company, LLC

APPELLANT: J.H. McQuiston

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.

3. **Sustain** the Zoning Administrator's decision and approve:
 - a. **Variance** from Municipal Code Section 12.17.5-B to permit the expansion of an existing Boys and Girls Club use, otherwise not permitted in the MR1-1-SN Zone;
 - b. **Variance** from Municipal Code Section 12.21.1-A to permit a Floor Area Ratio (FAR) of 1.7:1 in lieu of the 1.5:1 permitted in the MR1-1-SN Zone;
 - c. **Variance** from Municipal Code Section 12.21.1-A.4 to permit 20 off-site parking spaces in lieu of the 45 spaces required for continued operation of a philanthropic institution; and
 - d. **Variance** from Municipal Code Section 12.17.5-D to permit a 1'-6" front yard setback in lieu of the 15 feet required in the MR1-1-SN Zone.
4. **Adopt** Mitigated Negative Declaration ENV-2014-4569-MND as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

4. **ZA-2013-2084-ZAD-1A**

CEQA: ENV-2013-2085-MND-REC1

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 7/15/15 extended

Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 24, 2015

PUBLIC HEARING

LOCATION: 2170-2172 Stanley Hills Drive

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit a remodeling of and an addition to two existing single-family dwellings on a lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Matthew Friedman, Stanley Hills Drive Community of Neighbors, and 51 additional appellants

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.

3. **Sustain** the Zoning Administrator's decision and approve:
 - a. a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit a remodeling of and an addition to two existing single-family dwellings on a lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code.
4. **Adopt** Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

Staff: Jonathan Hershey (213) 978-1337

5. **ZA-2013-2087-ZAD-1A**

CEQA: ENV-2013-2085-MND-REC1

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 7/15/15 extended

Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 24, 2015

PUBLIC HEARING

LOCATION: 2166 Stanley Hills Drive

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit the construction, use and maintenance of a new single-family dwelling on a hillside lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Ronald K. Charles, Stanley Hills Drive Community of Neighbors, and 51 additional appellants

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and approve:
 - a. a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit the construction, use and maintenance of a new single-family dwelling on a hillside lot that does not have vehicular access from a street

which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code

4. **Adopt** Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

Staff: Jonathan Hershey (213) 978-1337

6. **ZA-2014-1439-CU-CUX-ZV-1A**
CEQA: ENV-2014-1440-MND

Plan: Central City
Council District: 14 – Huizar
Expiration Date: 7/15/15
Appeal Status: Zone Variance further
appealable to City
Council if approved

PUBLIC HEARING

Location: 1100-1106 South Broadway, 112-120 West 11th Street

Requested Action:

An appeal of the Zoning Administrator's decision to approve the following: 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 the operation of a hotel and restaurants, bars and café on a property in the C2-4D-O Zone; Pursuant to Los Angeles municipal Code Section 12.24-W,18, a Conditional Use to permit public dancing, and; Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance to grant the floor area ratio of 14.47:1 in lieu of the maximum floor area ratio of 6:1 that is allowed by Ordinance 164,307, and a Variance from Sections 12.21-A,4 and 12.21-A,16 to permit zero vehicular parking spaces and zero bicycle parking spaces on-site in lieu of 8 vehicle parking spaces and 6 bicycle parking spaces that are otherwise required, all in conjunction with the proposed hotel and associated facilities that include a café, restaurants, bars/lounge, and a banquet hall with public dancing, and to adopt Mitigated Negative Declaration-ENV-2014-1440-MND, as the environmental clearance for the project.

APPLICANT: Fabian Iobbi, Case Real Estate Partners, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANT: Gregory Lewis, 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 and approve:
 - a. Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a hotel and restaurants, bars and café on a property in the C2-4D-O Zone,

- b. Conditional Use to permit public dancing,
 - c. Variance to grant the floor area ratio of 14.47:1 in lieu of the maximum floor area ratio of 6:1 that is allowed by Ordinance 164,307,
 - d. Variance from Sections 12.21-A,4 and 12.21-A,16 to permit zero vehicular parking spaces and zero bicycle parking spaces on-site in lieu of 8 vehicle parking spaces and 6 bicycle parking spaces that are otherwise required,
- all in conjunction with the proposed hotel and associated facilities that include a café, restaurants, bars/lounge, and a banquet hall with public dancing.
4. **Adopt** Mitigated Negative Declaration ENV-2014-1440-MND as the environmental clearance for this action.

Staff: Jason Chan (213) 978-1310

7. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, 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.

The next regular meeting of the Central, Area Planning Commission
will be held at **4:30 p.m. on Tuesday, July 14, 2015** 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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.