

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 14, 2012, After 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Young Kim, Commissioner
Kevin Norton, Commissioner
Daniel Suh, Commissioner

Sheldred Alexander, Commission Executive Assistant

(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 NOS. 3 and 4

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.

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.lacity.org/pln/index.htm>.

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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of minutes for December 13, 2011

3. **ZA 95-0282-CUB-CUX(PA1)-1A**

CEQA: ENV-2010-2921-CE

Plan: Hollywood

Council District: 13 – Garcetti

Expiration Date: March 2, 2012

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 1638 North Las Palmas Avenue

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-M and Condition Nos. 31 and 32 of Case No. ZA-95-0282(CUB)(CUX), in determining that compliance with the conditions of the prior action has not been attained in conjunction with the original approval of a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing restaurant/lounge with live entertainment and public dancing; and the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Notice of Exemption log reference ENV-2010-2921-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Applicant: Richard W. Selby, J&J Property Company

Representative: Michael Gonzales, Gonzales Law Group

Appellant: Same

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator, pursuant to the provisions of Section 12.24-M and Condition Nos. 31 and 32 of Case No. ZA 95-0282(CUB)(CUX), in determining that compliance with the conditions of the prior action has not been attained in conjunction with the original approval of a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing restaurant/lounge with live entertainment and public dancing;
3. **Adopt** the Findings of the Zoning Administrator; and
4. **Sustain** the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Categorical exemption, ENV-2010-2912-CE.

Staff: Patricia Diefenderfer (213) 978-1370

4. **ZA 2009-3688-CUB-CUX-1A**
CEQA: ENV-2009-3689-MND
Plan: Central City North

Council District: 14 – Huizari
Expiration Date: March 6, 2012
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 613-617 South Imperial Street; and
614 South Mateo Street

An appeal of the Zoning Administrator's decision to approve a conditional use, pursuant to Section 12.24-W,1 and 18 of the Los Angeles Municipal Code, to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption and to allow public dancing within an existing banquet hall/event facility; and the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Notice of Exemption log reference ENV-2009-3689-MND, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Applicant: Mark Gallo, Premier Events/Bruno, Inc.
Representative: Lee Rabun, CLR Enterprises, Inc.

Appellant: Estela Lopez
Arts District Business Improvement District

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator in approving a conditional use, pursuant to Section 12.24-W,1 and 18 of the Los Angeles Municipal Code, to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption and to allow public dancing within an existing banquet hall/event facility, subject to Conditions of Approval;
3. **Adopt** the Finding of the Zoning Administrator; and
4. **Adopt** Mitigated Negative Declaration ENV-2009-3689-MND as the environmental clearance.

Staff: Lourdes Green (213) 978-1313

5. **APCC-2011-1621-COA-DEM**
CERTIFICATE OF APPROPRIATENESS
Related Cases: ZA-2011-1620-ZV-ZAA
AA-2011-2892-PMEX
CEQA: ENV-2011-1622-MND
Plan: Wilshire

Council District: 4 – LaBonge
Expiration Date: 02-21-12
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED ON OCTOBER 19, 2011

LOCATION: 150 and 250 South Rossmore Avenue

PROPOSED PROJECT:

A Certificate of Appropriateness (COA) for the on-site relocation of a detached two-car garage in the rear yard of a single-family home in the Hancock Park Historic Preservation Overlay Zone (HPOZ), as well as miscellaneous fencing and landscape alterations associated with expansion of school tennis courts.

REQUESTED ACTION:

Certificate of Appropriateness for relocation, pursuant to Section 12.20.3-K(5) of the Los Angeles Municipal Code (LAMC).

Applicant: Barbara Wagner, Marlborough School

Appellant: Same

RECOMMENDATIONS:

1. **Approve** the Certificate of Appropriateness, with Conditions of Approval;
2. **Adopt** the Mitigated Negative Declaration No. ENV-2011-1622-MND for the above referenced project; and
3. **Adopt** the Findings.

Staff: Matthew Glesne (213) 978-1216

6. 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, February 28, 2012** 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.