

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 25, 2013, After 4:30 P.M.
CITY HALL, 10 FLOOR ROOM 1050
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Marsha L. Brown, Commissioner
Young Kim, Commissioner
Daniel Suh, Commissioner

James K. Williams, Commission Executive II

(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 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.

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.

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.planning.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**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – June 11, 2013

3. **ZA-2010-3021-CUB-1A**

CEQA: ENV-2010-3022-CE

Plan: Hollywood

Council District: 13 – Garcetti

Expiration Date: 6-25-13

Appeal Status: Not further
appealable

PUBLIC HEARING

Request for Continuance

LOCATION: 5310 HOLLYWOOD BOULEVARD

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve** a **Conditional Use Permit**, pursuant to L.A.M.C. Section 12.24-W,1 to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,653 square-foot restaurant with a 1,070 square-foot patio, having hours of operation from 10:00 a.m. to 11 p.m., Sunday through Thursday and from 10 a.m. to midnight on Friday and Saturday, in the C2-2D Zone. Consideration of Categorical Exemption No. **ENV-2010-3022-CE**.

Applicant: Parasol Nine, Inc.

Appellant: Armen Makasjian

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** a **Conditional Use Permit**, pursuant to L.A.M.C. Section 12.24-W,1 to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,653 square-foot restaurant with a 1,070 square-foot patio, having hours of operation from 10:00 a.m. to 11 p.m., Sunday through Thursday and from 10 a.m. to midnight on Friday and Saturday, in the C2-2D Zone.
3. **Adopt** the Findings of the Zoning Administrator.
3. **Adopt** Categorical Exemption No. **ENV-2010-3022-CE** as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1318

4. **ZA-2012-912-CUB-CUX-1A**
CEQA: ENV-2012-913-MND
Plan: Central City

Council District: 14 – Huizar
Expiration Date: 7-22-13
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 501 W. 9TH STREET, 843-861 S. GRAND AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve**, a **Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, with live entertainment and patron dancing and the maintenance and operation of a health spa located in two sites within the basement with spa and massage treatment rooms in conjunction with the reopening of a 183 room hotel with a ground floor restaurant, a ground floor bar/lounge, the reuse of an existing theatre for live entertainment, banquets and dancing, a basement event center, a basement lounge, an outdoor garden bar, a rooftop bar and pool deck and in-room alcohol access cabinets in the [Q]R5-4D Zone. Consideration of Mitigated Negative Declaration No. **ENV-2012-913-MND**.

Applicant: Embassy Partners, LLC
Rep.: Elizabeth Peterson, EPG, Inc.
Appellant: Unite Here, Local 11
Rep.: Rachel Torres

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** a **Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, with live entertainment and patron dancing and the maintenance and operation of a health spa located in two sites within the basement with spa and massage treatment rooms in conjunction with the reopening of a 183 room hotel with a ground floor restaurant, a ground floor bar/lounge, the reuse of an existing theatre for live entertainment, banquets and dancing, a basement event center, a basement lounge, an outdoor garden bar, a rooftop bar and pool deck and in-room alcohol access cabinets in the [Q]R5-4D Zone.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-913-MND** as the environmental clearance for this action.

Staff: Charles Rausch (213) 978-1318

5. **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 9, 2013** 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.