

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 24, 2013, After 4:30 P.M.
CITY HALL, 10th FLOOR ROOM 1060
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Marsha L. Brown, Commissioner
Young Kim, Commissioner
Samantha Millman, 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, 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.

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 – August 27, 2013 and September 10, 2013

D. Election of Officers (Continued from September 10, 2013)

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

Council District: 14 – Huizar
Expiration Date: 9-24-13 Ext.
Appeal Status: Not further
appealable

PUBLIC HEARING – Continued from the June 25, 2013 meeting

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

4. **ZA-2012-520-CUB-CUX-1A**
CEQA: ENV-2012-521-MND
Plan: Central City

Council District: 14 – Huizar
Expiration Date: 9-24-13 Ext.
Appeal Status: Not further
appealable

PUBLIC HEARING - Continued from the May 14, 2013 and July 23, 2013 meetings

LOCATION: 418-434 S. HILL STREET

REQUESTED ACTION:

An **appeal** of the Zoning Administrator's decision to **approve** a Conditional use pursuant to Sections 12.24-W,1; 12.24-W,18(a); and 12.24-W,18(c) to permit: the sale and dispensing of a full line of alcoholic beverages in three restaurants, a banquet center, a lobby bar and in in-room mini-bars in the renovated Hotel Clark; public dancing within the hotel banquet center and on the outdoor second level pool deck; and the maintenance and operation of a health spa with massage treatment rooms within the Hotel. Consideration of Mitigated Negative Declaration No. **ENV-2012-521-MND** as the environmental clearance for this action.

Applicant: Clark Street Realty Associates, LLC
Rep.: Elizabeth Peterson Group, Inc.
Appellant: Melanie Luthern, Unite Here Local 11

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** pursuant to the provisions of Section 12.24-W,1; Section 12.24-W, 18(a); and 12.24-W,18(c) of the Los Angeles Municipal Code, a Conditional Use to permit: the sale and dispensing of a full line of alcoholic beverages in three restaurants, a banquet center, a lobby bar and in-room mini-bars, public dancing in the hotel banquet room and the pool deck dance floor and the maintenance and operation of a spa with massage treatment rooms in the Hotel Clark.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-521-MND** as the environmental clearance for this action.

Staff: Charles Rausch Jr. (213) 978-1318

5. **ZA-2009-2653-ZV-1A**
CEQA: ENV-2009-2654-MND
Plan: Wilshire

Council District: 5 – Koretz
Expiration Date: 9-24-13 Ext.
Appeal Status: Further
appealable if approved

PUBLIC HEARING – Continued from the August 13, 2013 meeting

LOCATION: 8480-8482 W. 3RD STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve** pursuant to the provisions of Charter Section 562 and Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Los Angeles Municipal Code Section 12.26-E,5-21 of the required 23 parking spaces to be provided off-site through a lease agreement in lieu of a recorded covenant in conjunction with the operation of a proposed approximately 3,140 square-foot restaurant in the C2-1VL-O Zone. Consideration of Mitigated Negative Declaration No. **ENV-2009-2654-MND** as the environmental clearance for this action.

Applicant: Benjamin Lee
Rep.: Victor De La Cruz
Appellant: Diana Plotkin, Beverly Wilshire Homes Association

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** pursuant to the provisions of Charter Section 562 and Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Los Angeles Municipal Code Section 12.26-E,5-21 of the required 23 parking spaces to be provided off-site through a lease agreement in lieu of a recorded covenant in conjunction with the operation of a proposed approximately 3,140 square-foot restaurant in the C2-1VL-O Zone.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2009-2654-MND** as the environmental clearance for this action.

Staff: Maya Zaitzevsky (213) 978-1416

6. **ZA-2012-3201-ZV-ZAA-1A**
CEQA: ENV-2012-3202-MND
Plan: Hollywood

Council District: 13 – O'Farrell
Expiration Date: 10-15-13
Appeal Status: ZV further
appealable if approved

PUBLIC HEARING

LOCATION: 5612-5632 W. DELONGPRE AVENUE

REQUESTED ACTION:

An appeal of the of the Zoning Administrator's decision to **approve** pursuant to Section 12.27-B of the Los Angeles Municipal Code, a **Zone Variance** to permit 19 parking spaces to be located off-site at 5522 De Longpre Avenue in lieu of the required parking on-site; to **approve** pursuant to Section 12.28 of the Code, a **Zoning Administrator's Adjustment** to allow the maintenance of the existing 5-foot side yard along the western property line in lieu of the required 10 feet; and to **approve** pursuant to Section 12.28 of the Code, a

Zoning Administrator's Adjustment to allow the maintenance of the existing combined width of the two side yards of 41 feet in lieu of the required 50-foot width combined side yards required for a school in the R4-2 Zone. Consideration of Mitigated Negative Declaration No. **ENV-2012-3202-MND** as the environmental clearance for this action.

Applicant: Amy Dresser Held, Citizens of the World Charter Schools
Rep.: Michael Woodward
Appellant: Jennifer Deines

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** pursuant to Section 12.27-B of the Los Angeles Municipal Code, a **Zone Variance** to permit 19 parking spaces to be located off-site at 5522 De Longpre Avenue in lieu of the required parking on-site; to **approve** pursuant to Section 12.28 of the Code, a **Zoning Administrator's Adjustment** to allow the maintenance of the existing 5-foot side yard along the western property line in lieu of the required 10 feet; and to **approve** pursuant to Section 12.28 of the Code, a **Zoning Administrator's Adjustment** to allow the maintenance of the existing combined width of the two side yards of 41 feet in lieu of the required 50-foot width combined side yards required for a school in the R4-2 Zone.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-3202-MND**.

Staff: Jim Tokunaga (213) 978-1307

7. [APCC-2013-581-ZC-HD](#) **Council District:** 10 – Wesson
CEQA: ENV-2013-582-MND **Expiration Date:** 9-24-13
Plan: Wilshire **Appeal Status:** Appealable
to City Council

PUBLIC HEARING – Completed on June 26, 2013

LOCATION: 901-903 S. NEW HAMPSHIRE AVENUE

PROPOSED PROJECT:

The proposed project consist of the demolition of an existing single family residence for the merger and resubdivision of two lots into one for the construction, use and maintenance of a 5-story, 16-unit condominium development with 36 parking spaces.

REQUESTED ACTION:

1. Pursuant to Los Angeles Municipal Code Section 12.32-F, a zone change request from the current R4-1 Zone to a proposed R4-2 Zone on the proposed 10,076 net square-foot site, for the proposed 5-story, 16-unit condominium development with 36 parking spaces.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration of Mitigated Negative Declaration No. **ENV-2013-582-MND** and required findings for the above-referenced project.

Applicant: Y & Y New Hampshire
Rep.: Taik Kim, TKim Associates

RECOMMENDED ACTION:

1. **Approve** a zone change request from R4-1 to R4-2 on the proposed 10,076 net square-foot site, for the proposed 5-story, 16-unit condominium development with 36 parking spaces.

2. **Adopt** the Findings.
3. **Adopt** Mitigated Negative Declaration No. **ENV-2013-582-MND**.
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.
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.

Staff: Theodore Irving (213) 978-1366

8. 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, September 24, 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.