

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 10, 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 L. 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, 6, 7 and 8.

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 – October 22, 2013

D. Election of Officers (Continued from October 22, 2013)

3. **ZA-2012-3076-ZV-ZAA-ZAD-1A**

CEQA: ENV-2012-3077-ND

Plan: Hollywood

Council District: 4 – LaBonge

Expiration Date: 12-24-13

Appeal Status: ZV further
appealable to City Council
approved

PUBLIC HEARING

LOCATION: 1953 ALEXANDRIA AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **deny** pursuant to Section 12.27-B of the Los Angeles Municipal Code, a **Zone Variance** from Section 12.09-A.2 to permit the conversion of a first floor consisting of non-habitable space into an additional dwelling unit resulting in a total of three dwelling units in lieu of the maximum of two units permitted on the R2 Zoned property; **deny** a **Zone Variance** from Section 12.21-A,5(i)(1) to permit automobiles to back out onto a street or sidewalk to leave the parking stall or driveway where such parking stall or driveway serves more than two dwellings; **deny** a **Zoning Administrator's Adjustment** from the following: Section 12.21-C,5 to permit accessory structures (garage and a trash enclosure) within the front yard setback in the Hillside area; Section 12.21-C,1(g) to permit a trash enclosure of 8 feet 10 inches in height and the third retaining wall of 11 feet in height to be constructed in the front yard in lieu of the maximum permitted height of 3 feet 6 inches and to permit more than 50 percent of the front yard to be paved for driveways; Section 12.21-C5(d) to permit a separation between the proposed parking garage and the dwelling of 4 feet in lieu of 10 feet; Section 12.21-C,2(b) to permit a passageway of 4 feet in lieu of the 12 feet required for a three-story building; and Section 12.09-C,2 to permit a side yard of 4 feet in the side yard for the trash enclosure in lieu of 5 feet; and to permit the continued maintenance of 4-foot 6-inch and 5-foot 2-inch side yards in lieu of 6 feet otherwise required; **deny** pursuant to Section 12.24-X,26 a **Zoning Administrator's Determination** to allow a third retaining wall of 11 feet in height in lieu of one retaining wall with a maximum height of 12 feet or two retaining walls with maximum heights of 10 feet with a minimum horizontal distance between them of 3 feet otherwise permitted by Section 12.21-C,8 of the Code: all in conjunction with the conversion of the first floor of an existing duplex into a dwelling unit resulting in a total of three dwelling units, and the construction of a new two-car garage in addition to an existing two-car garage on a lot zoned R2; **Not Adopt** the recommendation of the lead agency to adopt Negative Declaration **ENV-2012-3077-ND** as the environmental clearance for this action.

Applicant: Carl Bryan Walsingham
Rep.: Michael Woodward
Appellant: Same

RECOMMENDED ACTION:

Sustain the Zoning Administrator's decision to **deny** pursuant to Section 12.27-B of the Los Angeles Municipal Code, a **Zone Variance** from Section 12.09-A.2 to permit the conversion of a first floor consisting of non-habitable space into an additional dwelling unit resulting in a total of three dwelling units in lieu of the maximum of two units permitted on the R2 Zoned property; **deny** a **Zone Variance** from Section 12.21-A,5(i)(1) to permit automobiles to back out onto a street or sidewalk to leave the parking stall or driveway where such parking stall or driveway serves more than two dwellings; **deny** a **Zoning Administrator's Adjustment** from the following: Section 12.21-C,5 to permit accessory structures (garage and a trash enclosure) within the front yard setback in the Hillside area; Section 12.21-C,1(g) to permit a trash enclosure of 8 feet 10 inches in height and the third retaining wall of 11 feet in height to be constructed in the front yard in lieu of the maximum permitted height of 3 feet 6 inches and to permit more than 50 percent of the front yard to be paved for driveways; Section 12.21-C5(d) to permit a separation between the proposed parking garage and the dwelling of 4 feet in lieu of 10 feet; Section 12.21-C,2(b) to permit a passageway of 4 feet in lieu of the 12 feet required for a three-story building; and Section 12.09-C,2 to permit a side yard of 4 feet in the side yard for the trash enclosure in lieu of 5 feet; and to permit the continued maintenance of 4-foot 6-inch and 5-foot 2-inch side yards in lieu of 6 feet otherwise required; **deny** pursuant to Section 12.24-X,26 a **Zoning Administrator's Determination** to allow a third retaining wall of 11 feet in height in lieu of one retaining wall with a maximum height of 12 feet or two retaining walls with maximum heights of 10 feet with a minimum horizontal distance between them of 3 feet otherwise permitted by Section 12.21-C,8 of the Code: all in conjunction with the conversion of the first floor of an existing duplex into a dwelling unit resulting in a total of three dwelling units, and the construction of a new two-car garage in addition to an existing two-car garage on a lot zoned R2; **Not Adopt** the recommendation of the lead agency to adopt Negative Declaration **ENV-2012-3077-ND** as the environmental clearance for this action.

Staff: Sue Chang (213) 978-1318

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

Council District: 14 – Huizar
Expiration Date: 12-10-13 Ext.
Appeal Status: Not further
appealable

PUBLIC HEARING – Continued from the June 25, and September 24, 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

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

Council District: 14 – Huizar
Expiration Date: 12-10-13 Ext.
Appeal Status: Not further
appealable

PUBLIC HEARING - Continued from the May 14, July 23, and September 24, 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: Unite Here Local 11
Rep.: Melanie Luthern

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

6. **ZA-2013-1165-ZAA-SPR-1A** **Council District:** 4 – LaBonge
CEQA: ENV-2013-1166-MND **Expiration Date:** 1-11-14
Plan: Wilshire **Appeal Status:** Not further
Related Case: ZA-2013-1169-PAD-1A **appealable**

PUBLIC HEARING

LOCATION: 950 S. FAIRFAX AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve** pursuant to Section 12.28 of the Los Angeles Municipal Code, an **Adjustment** to permit a Floor Area Ratio (FAR) of 1.8 times the buildable area of the lot in lieu of the maximum 1.5 FAR otherwise permitted by Section 12.21.1-A in the C2 Zone and an adjustment to permit a 1-foot side yard in lieu of 7 feet otherwise required by Section 12.10-C,2 in the R3 Zone along the site's alley frontage, to **approve** a **Site Plan Review** to allow the use, construction and maintenance of 149 dwelling units and to adopt Negative Declaration **ENV-2013-1166-MND** as the environmental clearance for this action.

Applicant: Andrew Colquitt, Alliance Realty Partners
Rep.: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLP
Appellant: Barbara Meiers

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain the approval** of the Zoning Administrator.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2013-1166-MND**.

Staff: Fernando Tovar (213) 978-1303

7. **ZA-2013-1169-PAD-1A** **Council District:** 4 – LaBonge
CEQA: ENV-2013-1166-MND **Expiration Date:** 1-11-14
Plan: Wilshire **Appeal Status:** Not further
Related Case: ZA-2013-1165-ZAA-SPR-1A **appealable**

PUBLIC HEARING

LOCATION: 910 S. FAIRFAX AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve** pursuant to Section 12.24-N of the Los Angeles Municipal Code, plans for a Reduction of Site previously approved under Case No. CUZ-1977-185-PAD) to reduce the lot area from 123,119 square feet to 49,124

square feet (approximately 24,579 square feet in the C2 Zone and approximately 24,545 square feet in the R3 Zone) and to reduce the building floor area from 55,717 square feet to 36,863 square feet all in the C2 Zone.; to adopt Negative Declaration ENV 2013-1166-MND as the environmental clearance for this action.

Applicant: Lawrence B. Gill, Shalhevet High School
Rep.: Craig Lawson and Co., LLC
Appellant: Barbara Meiers

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain the approval** of the Zoning Administrator.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2013-1166-MND**.

Staff: Fernando Tovar (213) 978-1303

8. **AA-2013-1206-PMLA-1A**
CEQA: ENV-2013-2018-MND
Plan: Hollywood

Council District: 4 – LaBonge
Expiration Date: 12-10-13
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 806 N. LAS PALMAS AVENUE

PROPOSED PROJECT:

A Parcel map to subdivide a 6,354 net square-foot parcel in the RD1.5-XL Zone into four (4) lots for construction, use and maintenance of four (4) single family dwellings, each with a 2-car garage. The project involves demolition of a single family residence, a concrete driveway, and several trees including one oak tree.

REQUESTED ACTION:

An appeal of the Deputy Advisory Agency's decision approving a parcel map request to subdivide a 6,354 net square-foot parcel in the RD1.5-XL Zone into four (4) lots, pursuant to Ordinance No. 176,354 for the construction, use and maintenance of four (4) single family dwellings, each with a 2-car garage.

Applicant: Quattour Investments, LLC
Appellant: Don Hunt, South Hollywood Neighborhood Association

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain the approval** of the Deputy Advisory Agency.
3. **Adopt** the Findings of the Deputy Advisory Agency.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2013-2018-MND**.

Staff: Theodore Irving (213) 978-1366

9. 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, December 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.