

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 11, 2014, After 4:30 P.M.
CITY HALL, 10th FLOOR
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.

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 – December 10, 2013, January 14, 2014, January 28, 2014

D. Election of Officers (Continued from January 28, 2014)

3. **DIR-2013-2462-BSA-1A**

CEQA: CRA EIR-SCH2006111135

Plan: Hollywood

Council District: 13 – O'Farrell

Expiration Date: 2-14-14

Appeal Status: Not further
appealable

PUBLIC HEARING – Continued from January 14, 2014

LOCATION: 5929 SUNSET BOULEVARD

REQUESTED ACTION:

Appeal No. 1 (5929 Sunset Hollywood, LLC) –

An Appeal in part, of that portion of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.26-K of the Municipal Code, in **approving** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permits (Nos. 08016-30001-00311 and 08016-30002-00311) in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.

Appeal No. 2 (La Mirada Neighborhood Association) –

(a) An Appeal of the Zoning Administrator's decision in **dismissing** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or reissuing the following demolition/building permits: 07010-10000-04545, 07010-10001-04545, 07010-10002-04545, 07010-10003-04545, 07010-10004-04545, 07010-10005-04545, 07020-10000-04330, 07020-10001-04330, 12041-10000-19436, 12041-10000-21945, 12041-10000-23857, 12041-10000-25168, 12044-10000-11399, 12043-10000-03103; in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street, as these permits have no bearing on the demolition of the Old Spaghetti Factory building.

(b) An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.26-K, in **denying** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Partial Demolition and Building Permit nos. 08016-30000-00311 and 0710-10000-054545 in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.

(c) An appeal in part, pursuant to Los Angeles Municipal Code Section 12.26-K, in **granting** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permit No. 08016-30001-00311 and 08016-30002-00311 in conjunction with the full demolition of the existing structure at 5929 Sunset Boulevard, but erred in suggesting the error could be cured.

Applicant: 5929 Sunset Hollywood, LLC
Rep.: RJ Comer
Appellant 1: 5929 Sunset Hollywood, LLC
Appellant 2: La Mirada Neighborhood Association
Rep.: Daniel Wright

RECOMMENDED ACTION:

1. **Deny appeal No. 1.**
2. **Sustain** the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.26-K, in **granting** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permits (Nos. 08016-30001-00311 and 08016-30002-00311) in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.
3. **Deny appeal No. 2 (a), (b) and (c).**
4. **(a) Sustain** the Zoning Administrator's decision and find that he did not err or abuse his discretion in **dismissing** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or reissuing the following demolition/building permits: 07010-10000-04545, 07010-10001-04545, 07010-10002-04545, 07010-10003-04545, 07010-10004-04545, 07010-10005-04545, 07020-10000-04330, 07020-10001-04330, 12041-10000-19436, 12041-10000-21945, 12041-10000-23857, 12041-10000-25168, 12044-10000-11399, 12043-10000-03103; in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street, as these permits have no bearing on the demolition of the Old Spaghetti Factory building.

(b) Sustain the Zoning Administrator's decision and find that he did not err or abuse his discretion pursuant to Los Angeles Municipal Code Section 12.26-K, in **denying** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Partial Demolition and Building Permit nos. 08016-30000-00311 and 0710-10000-054545 in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.

(c) Sustain the Zoning Administrator's decision and find that he did not err or abuse his discretion pursuant to Los Angeles Municipal Code Section 12.26-K, in **granting** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permit No. 08016-30001-00311 and 08016-30002-00311 in conjunction with the full demolition of the existing structure at 5929 Sunset Boulevard and suggesting the error could be cured.
5. **Adopt** the Findings of the Zoning Administrator.

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

4. **APCC-2013-1033-ZC**
CEQA: ENV-2013-1034-MND-REC1
Plan: Wilshire

Council District: 4 – LaBonge
Expiration Date: 2-11-14
Appeal Status: ZC appealable
by applicant only, if denied in whole
or in part

PUBLIC HEARING – Completed on December 4, 2013

LOCATION: 147 N. LARCHMONT BOULEVARD

PROPOSED PROJECT: A Zone Change to add “indoor stationary cycling studio” as a permitted use.

REQUESTED ACTION:

Pursuant to LAMC Section 12.32-F, a **Zone Change** request from [Q]C2-1D to [Q]C2-1D to add an “indoor stationary cycling studio” as a permitted use for the property located at 147 N. Larchmont Boulevard. Consideration of Mitigated Negative Declaration No. **ENV-2013-1034-MND-REC1** for the above referenced project.

Applicant: Flywheel Sports, Inc.
Rep.: Elizabeth Peterson Group, Inc.

RECOMMENDED ACTION:

1. **Deny** a zone change request from [Q]C2-1D to [Q]C2-1D add “indoor stationary cycling studio” as a permitted use for the property located at 147 North Larchmont Boulevard.
2. **Approve** a zone change request from [Q]C2-1D to **[Q]C2-1D** that appends the list of permitted uses established by the “Q” Conditions, to allow a physical culture institution (stationary cycling studio) as a permitted use for the subject property.
3. **Adopt** the Conditions of Approval.
4. **Adopt** the Findings.
5. **Adopt** Mitigated Negative Declaration No. **ENV-2013-1034-MND-REC1**.
6. **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
7. **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

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, February 25, 2014** 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.