

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, December 10, 2013
200 North Spring Street Room 1060, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT www.planning.lacity.org.

The meeting was called to order by Commission President Franklin Acevedo at 4:38 p.m.
Commissioners Present: Marsha Brown, Chanchanit Martorell
Commissioners Absent: Young Kim, Samantha Millman

1. DIRECTOR'S REPORT

- A. Items of interest: Senior Planner Patricia Diefenderfer spoke on the budget and the upcoming Health and Wellness update.

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)

Motion: To adopt the Minutes of October 22, 2013.

Moved: Martorell
Seconded: Brown
Abstain: Acevedo
Absent: Kim, Millman

Vote: 3 – 0

Motion: To continue the election of officers to the January 14, 2014 meeting.

Moved: Acevedo
Seconded: Brown
Ayes: Martorell
Absent: Kim, Millman

Vote: 3 – 0

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

Motion: To deny the appeal and sustain the decision of the Zoning Administrator.

Moved: Acevedo
Seconded: Martorell
Noes: Brown
Absent: Kim, Millman

Vote: 2 – 1

This failure to act resulted in an automatic denial of the appeal and an affirmation of the action of the Zoning Administrator.

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

Motion: To continue the matter to a date to be noticed.

Moved: Acevedo
Seconded: Brown
Ayes: Martorell
Absent: Kim, Millman

Vote: 3 – 0

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

Motion: To continue the matter to a date to be noticed.

Moved: Acevedo
Seconded: Brown
Ayes: Martorell
Absent: Kim, Millman

Vote: 3 – 0

6. **ZA-2013-1165-ZAA-SPR-1A**
CEQA: ENV-2013-1166-MND
Plan: Wilshire
Related Case: ZA-2013-1169-PAD-1A

Council District: 4 – LaBonge
Expiration Date: 1-11-14
Appeal Status: Not further
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

Motion: To deny the appeal and sustain the decision of the Zoning Administrator.

Moved: Acevedo
Seconded: Brown
Ayes: Martorell
Absent: Kim, Millman

Vote: 3 – 0

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

Motion: To deny the appeal and sustain the decision of the Zoning Administrator.

Moved: Acevedo
Seconded: Brown
Ayes: Martorell

Absent: Kim, Millman

Vote: 3 – 0

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

Motion: To deny the appeal and sustain the decision of the Zoning Administrator.

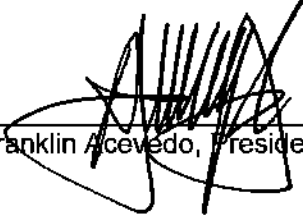
Moved: Acevedo
Seconded: Brown
Noes: Martorell
Absent: Kim, Millman

Vote: 2 – 1

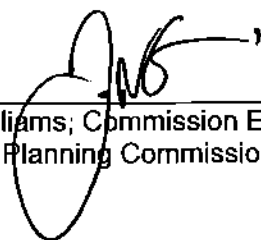
This failure to act resulted in an automatic denial of the appeal and an affirmation of the action of the Zoning Administrator.

9. **PUBLIC COMMENT PERIOD**
No speakers.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 9:10 p.m.



Franklin Acevedo, President



James K. Williams, Commission Executive Assistant II
Central Area Planning Commission

Adopted on 2/11/14