

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, January 28, 2014
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 Vice President Chanchanit Martorell at 5:00 p.m.
Commissioners Present: Marsha Brown, Samantha Millman
Commissioners Absent: Franklin Acevedo, Young Kim

1. DIRECTOR'S REPORT

A. Items of interest: Senior Planner Patricia Diefenderfer had no report.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – December 10, 2013 and January 14, 2014

D. Election of Officers (Continued from January 14, 2014)

Motion: To continue the minutes of meeting to the February 11, 2014 meeting.

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

Vote: 3 – 0

Motion: To continue the election of officers to the February 11, 2014 meeting.

Moved: Brown
Seconded: Millman

Ayes: Martorell
Absent: Acevedo, Kim

Vote: 3 – 0

3. **ZA-2012-3185-VCU-ZV-ZAA-TDR-1A**
CEQA: ENV-2012-3186-MND
Plan: Central City

Council District: 14 – Huizar
Expiration Date: 1-28-14 Ext.
Appeal Status: ZV is further
appealable if approved

PUBLIC HEARING

LOCATION: 1130 S. HOPE STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve** the following:

1. Pursuant to L.A.M.C. Section 12.24-W,24, a Conditional Use to permit a 44-room guest hotel within 500 feet of residential uses.
2. Pursuant to L.A.M.C. Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages within the hotel's restaurant, bars, lounges, roof deck pool area and within the guest rooms.
3. Pursuant to L.A.M.C. Section 12.27, a Variance to permit zero off-street parking in lieu of the four spaces required pursuant to L.A.M.C. Section 12.21-A,4(i).
4. Pursuant to L.A.M.C. Section 12.27, a Variance to allow no loading space in lieu of the requirement for a loading space for a hotel pursuant to L.A.M.C. Section 12.21-C,6.
5. Pursuant to L.A.M.C. Section 12.27, a Variance to permit an open air pool deck as a bar area in lieu of the requirement that such an area be within a completely enclosed building, pursuant to L.A.M.C. Section 12.14-A,1(b)(3).
6. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow zero feet along the front, rear and side yards in the lieu of the minimum setbacks required pursuant to L.A.M.C. Sections 12.12-C1,2, and 3, respectively.
7. Pursuant to L.A.M.C. Section 14.5.7, a Director's Determination to allow a Floor Area Deviation to permit an additional 13,000 square feet of floor area in lieu of the maximum permitted.
8. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, consideration of Mitigated Negative Declaration No. **ENV-2012-3186-MND** for the above referenced project.

Applicant: Rick Son, BIMHF, LLC
Appellant 1: Frances Langlois, Charles M. Shumaker - LUMA Homemakers Assoc.
Appellant 2: Gerry Suenram, Clare Bronowski - EVO Homeowners Assoc.
Appellant 3: Rachel Torres - UNITE Here Local 11

RECOMMENDED ACTION:

1. **Deny the appeals.**
2. **Sustain** the Zoning Administrator's decision to **approve** the following:
 1. Pursuant to L.A.M.C. Section 12.24-W,24, a Conditional Use to permit a 44-room guest hotel within 500 feet of residential uses.
 2. Pursuant to L.A.M.C. Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages within the hotel's restaurant, bars, lounges, roof deck pool area and within the guest rooms.
 3. Pursuant to L.A.M.C. Section 12.27, a Variance to permit zero off-street parking in lieu of the four spaces required pursuant to L.A.M.C. Section 12.21-A,4(i).

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 5. Pursuant to L.A.M.C. Section 12.27, a Variance to permit an open air pool deck as a bar area in lieu of the requirement that such an area be within a completely enclosed building, pursuant to L.A.M.C. Section 12.14-A,1(b)(3).
 6. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow zero feet along the front, rear and side yards in the lieu of the minimum setbacks required pursuant to L.A.M.C. Sections 12.12-C1,2, and 3, respectively.
 7. Pursuant to L.A.M.C. Section 14.5.7, a Director's Determination to allow a Floor Area Deviation to permit an additional 13,000 square feet of floor area in lieu of the maximum permitted.
3. **Adopt** the Findings of the Zoning Administrator.
 4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-3186-MND** as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1318

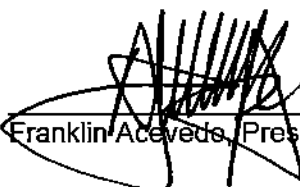
Motion: To grant the appeals (in part) to modify the conditions of approval.

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

Vote: 3 – 0

4. **PUBLIC COMMENT PERIOD**
No speakers.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:17 p.m.



Franklin Acevedo, President



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

Adopted on 2/11/14