

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 9, 2014, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Samantha Millman, President
Daphne Brogdon, Vice President
Kimberly Chemerinsky, Commissioner
Jennifer Chung, Commissioner
Bricia Lopez, Commissioner

Rhonda Ketay, Commission Executive Assistant I
(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.

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. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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>.

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 26, 2014

3. **ZA-2012-912-CUB-CUX-1A**

CEQA: ENV-2012-913-MND

Plan: Central City

Council District: 14 – Huizar

Expiration Date: 9/9/14 extended

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the June 25, September 24, December 10, 2013, and June 10, 2014 meetings

LOCATION: 501 West 9TH Street, 843-861 South 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 ENV-2012-913-MND as the environmental clearance for this action.

APPLICANT: Embassy Partners, LLC
Representative: Elizabeth Peterson, EPG, Inc.

APPELLANT: Unite Here, Local 11
Representative: 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.
4. **Adopt** Mitigated Negative Declaration 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: 9/9/14 extended
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the June 25, September 24, December 10, 2013, and June 10, 2014 meetings

LOCATION: 418-434 South 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
Representative: Elizabeth Peterson Group, Inc.

APPELLANT: Unite Here Local 11
Representative: 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.
4. **Adopt** Mitigated Negative Declaration ENV-2012-521-MND as the environmental clearance for this action.

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

5. **ZA-2013-1470-CUB-1A**
CEQA: ENV-2013-1471-CE

Plan: Wilshire
Council District: 10 – Wesson
Expiration Date: 9/24/14
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 3450 West 6th Street, #102

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, denying a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant, and pursuant to Los Angeles Municipal Code Section 12.24-W,27 denying a Conditional Use to allow hours of operation from 11 a.m. to 4 a.m. daily in lieu of the permitted hours of 7 a.m. to 11 p.m. daily for a commercial corner development in Section 12.22-A, 23, and the decision to not adopt the action of the lead agency in issuing Categorical Exemption ENV-2013-1471 CE as the environmental clearance for the project.

APPLICANT: Sang Min Lee
Representative: Steve S. Kim

APPELLANT: Same

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to deny a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant, and pursuant to Los Angeles Municipal Code Section 12.24-W,27 denying a Conditional Use to allow hours of operation from 11 a.m. to 4 a.m. daily in lieu of the permitted hours of 7 a.m. to 11 p.m. daily for a commercial corner development in Section 12.22-A, 23,
3. **Adopt** the Findings.
4. **Do not adopt** the action of the lead agency in issuing Categorical Exemption ENV 2013-1471 CE as the environmental clearance for the project.

Staff: Sue Chang (213) 978-1318

6. **ZA-2013-720-CU-1A**
CEQA: ENV-2013-0721-MND

Plan: Wilshire
Council District: 10 – Wesson
Expiration Date: 10/1/14
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 6132, 6134, and 6136 West Pico Boulevard

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,24, to deny a Conditional Use to allow the construction, use and maintenance of a hotel in the C4-1-O Zone located within 500 feet of a residential zone in conjunction with the legalization of a hotel, which was converted without a permit, and to not adopt the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2013-0721-MND as the environmental clearance for the Project.

APPLICANT: Nahum Sahar

APPELLANT: Same

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,24, to deny a Conditional Use to allow the construction, use and maintenance of a hotel in the C4-1-O Zone located within 500 feet of a residential zone in conjunction with the legalization of a hotel, which was converted without a permit.
3. **Adopt** the Findings.
4. **Do not adopt** the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2013-0721-MND as the environmental clearance for the Project.

Staff: Sue Chang (213) 978-1318

7. **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 23, 2014** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

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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.