

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, September 9, 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 Acting President Daphne Brogdon at 4:33 p.m.

Commissioners Present: Daphne Brogdon, Kimberly Chemerinsky, and Jennifer Chung Kim

Commissioner Absent: Bricia Lopez and Samantha Millman

1. DIRECTOR'S REPORT

Items of interest - the Planning Department has recently hired additional support staff and has begun the recruitment process for new Planners.

2. COMMISSION BUSINESS

- A. Advanced Calendar – no changes
- B. Commission Requests – none
- C. Minutes of Meeting from August 26, 2014

Motion: To approve the minutes of August 26, 2014.

Moved: Brogdon
Seconded: Chung Kim
Ayes: Chemerinsky
Absent: Lopez and Millman

Vote: 3 - 0

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

DISCUSSION:

The Zoning Administrator stated that the appellant's representative requested a continuance and the applicant's representative agreed to extend the expiration date. The appellant's representative spoke, followed by the applicant's representative.

Motion: To continue the case and extend the expiration date to October 28, 2014.

Moved: Brogdon
Seconded: Chemerinsky
Ayes: Chung Kim
Absent: Lopez and Millman

Vote: 3 - 0

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-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

DISCUSSION:

The Zoning Administrator stated that the appellant's representative requested a continuance and the applicant's representative agreed to extend the expiration date. The appellant's representative spoke, followed by the applicant's representative.

Motion: To continue the case and extend the expiration date to October 28, 2014.

Moved: Brogdon
Seconded: Chemerinsky
Ayes: Chung Kim
Absent: Lopez and Millman

Vote: 3 - 0

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

DISCUSSION:

The Zoning Administrator gave a comprehensive summary of her decision. The appellant's representative spoke, followed by an LAPD Vice officer. The appellant's representative was given time for rebuttal. The Commission discussed the case.

Motion: To deny the appeal, 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, adopt the Findings, and to not adopt the action of the lead agency in issuing Categorical Exemption ENV 2013-1471 CE as the environmental clearance for the project.

Moved: Brodgon
Seconded: Chung Kim
Ayes: Chemerinsky
Absent: Lopez and Millman

Vote: 3 - 0

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

DISCUSSION:

The Zoning Administrator gave a comprehensive summary of her decision. The appellant/representative spoke, followed by several speakers in support of the appeal. There were several speakers against the appeal. The City Councilmember's staff spoke against the appeal and the appellant/representative was allowed rebuttal time. The Commission discussed the case.

Motion: To deny the appeal, 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, adopt the Findings, 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.

Moved: Brogdon
Seconded: Chung Kim
Ayes: Chemerinsky
Absent: Lopez and Millman

Vote: 3 – 0

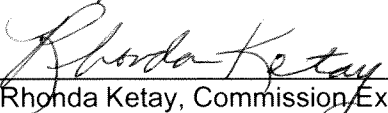
7. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:52 p.m.



Daphne Brogdon, Acting President



Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on October 14, 2014