

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, January 13, 2015
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 President Samantha Millman at 4:42 p.m.

Commissioners present: Daphne Brogdon, Kimberly Chemerinsky, Jennifer Chung Kim, and Samantha Millman

Commissioner absent: Bricia Lopez

1. DEPARTMENTAL REPORT

The City Planning Commission Master Plan Development Zone Ordinance recommended for approval to City Council.

2. COMMISSION BUSINESS

- A. Advanced Calendar – no changes
- B. Commission Requests – none
- C. Minutes from November 25, 2015 tabled to the next regular meeting.

ITEM NO. 5 TAKEN OUT OF ORDER.

5. APCC-2014-1276-SPE-SPP-SPR-CU-CUB-ZV
CEQA: ENV-2014-1277-MND

Plan: Hollywood
Council District: 13 – O'Farrell
Expiration Date: 1/17/15
Appeal Status: Further appealable

PUBLIC HEARING HELD ON DECEMBER 5, 2014

LOCATION: 5600, 5602 W. Hollywood Boulevard and 1669, 1671, 1673, 1675, 1677, 1679 and 1681 North St. Andrews Place, legally described as Lot: 12; Block: None; and Tract: Irving Park

PROPOSED PROJECT: The project is the construction, use and maintenance of a boutique hotel with 80 guestrooms and 867 square feet of restaurant space on an existing vacant lot. The new hotel would be six-stories, 75 feet in height (with a roof structure up to 79 feet) and consist of 26,671 square feet of floor area on an approximately 9,514-square-foot site. The project would provide 31 parking spaces and 68 bicycle parking spaces located at-grade and within a subterranean parking level. Vehicular access to the parking area would be provided from St. Andrews Place along the east property line. Pedestrian access would be provided on Hollywood Boulevard along the north property line.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration ENV-2014-1277-MND for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.F of the Municipal code, **Specific Plan Exceptions** from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, as follows:
 - A. From Section 9.A. to allow 80 guest rooms in lieu of 47 guest rooms allowed for R4 Zone uses.
 - B. From Section 9.B.1. to allow a 2.8:1 Floor Area Ratio (FAR) in lieu of 1.5 FAR maximum for commercial developments, and a building height of 75 feet in lieu of 35 feet for commercial developments.
 - C. From Section 9.E.3. to allow 31 parking spaces in lieu of the required 45 parking spaces.
 - D. From Section 9.1. and Section V. Development Standard No. 6 as follows:
 - (a) Building Design – Stepbacks. To allow a structure to exceed the maximum building height within the required stepback and to permit a structure to exceed the required stepback.
 - (b) Building Design – Transparent Building Elements. To allow less transparent elements on the building façade than required.
3. Pursuant to LAMC Section 11.5.7 of the Municipal Code, a **Project Permit Compliance Review** with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.
4. Pursuant to LAMC Section 12.24 W.24 of the Municipal Code, a **Conditional Use** to permit a hotel with 80 guestrooms in the [Q]R5-2 Zone and that is located within 500 feet of an R Zone.
5. Pursuant to LAMC Section 12.24 W.1 of the Municipal Code, a **Conditional Use** to permit the sale of a full line of alcoholic beverages for on-site consumption in the attached restaurant and as part of the room service function within the guest rooms.
6. Pursuant to LAMC Section 12.27 A. of the Municipal Code, a **Zone Variance** to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant that is located within a hotel in the [Q]R5-2 Zone.
7. Pursuant to LAMC Section 16.05 of the Municipal Code, a **Site Plan Review** for a project which creates, or results in an increase of 50 or more guest rooms.

APPLICANT: Mark Vaghei, Atelier V, Inc.
Representative: Bill Christopher, Urban Concepts

RECOMMENDED ACTION:

1. **Do not Adopt** Mitigated Negative Declaration ENV-2014-1277-MND for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. **Deny Specific Plan Exceptions** from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, as follows:
 - A. From Section 9.A. to allow 80 guest rooms in lieu of 47 guest rooms allowed for R4 Zone uses.
 - B. From Section 9.B.1. to allow a 2.8:1 Floor Area Ratio (FAR) in lieu of 1.5 FAR maximum for commercial developments, and a building height of 75 feet in lieu of 35 feet for commercial developments.
 - C. From Section 9.E.3. to allow 31 parking spaces in lieu of the required 45 parking spaces.
 - D. From Section 9.1. and Section V. Development Standard No. 6 as follows:
 - (a) Building Design – Stepbacks. To allow a structure that is 75 feet in height within three-feet of the front property line in lieu of the requirement that no portion of any structure exceed more than 30 feet within 15 feet of the front property line, and a three-foot building setback along Hollywood Boulevard in lieu of the required ten-foot setback of the second floor from the first floor.
 - (b) Building Design – Transparent Building Elements. To allow less than 50 percent transparent elements on the exterior wall surface of the ground floor facades of the side elevations and no transparent elements on the exterior wall surface of the ground floor façade of the rear elevation.
3. **Deny a Project Permit Compliance Review** with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.
4. **Deny without prejudice a Conditional Use** to permit a hotel with 80 guestrooms in the [Q]R5-2 Zone and that is located within 500 feet of an R Zone pursuant to LAMC Section 12.24 W.24 of the Municipal Code.
5. **Deny without prejudice a Conditional Use** to permit the sale of a full line of alcoholic beverages for on-site consumption in the attached restaurant and as part of the room service function within the guest rooms pursuant to LAMC Section 12.24 W.1 of the Municipal Code.
6. **Deny as not necessary a Zone Variance** to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant that is located within a hotel in the [Q]R5-2 Zone pursuant to LAMC Section 12.27 A. of the Municipal Code.
7. **Deny a Site Plan Review** for a project which creates, or results in an increase of 50 or more guest rooms pursuant to LAMC Section 16.05 of the Municipal Code.
8. **Adopt** the Staff Findings.

Staff: Blake E. Lamb (213) 978-1167

DISCUSSION:

The applicant's representative requested a continuance and extension of the expiration date.

Motion: To continue the case to February 10, 2015 and extend the expiration date to February 24, 2015.

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

Vote: 4 – 0

4. **ZA-2014-938-CUB-1A**
CEQA: ENV-2014-939-CE

Plan: Wilshire
Council District: 10 - Wesson
Expiration Date: 1/14/15
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 3000 West Wilshire Boulevard, #B100

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to Approve, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued operation of an existing 7,500 square-foot karaoke restaurant, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Categorical Exemption ENV-2014-939-CE as the environmental clearance for this action. The subject Appeal concerns the reduction of the hours of operation for the use.

APPLICANT: Joong Young Bae, C & B Wilshire, Inc.
Representative: Alex Y. Woo, Genesis Consulting Inc.

APPELLANT: Same

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued operation of an existing 7,500 square-foot karaoke restaurant.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Affirm** Categorical Exemption ENV-2014-939-CE as the environmental clearance for this action.

Staff: Albert Landini

DISCUSSION:

The Zoning Administrator presented a summary of the case. The applicant's representative spoke, followed by one speaker with general comments. The City Councilmember's staff spoke. The applicant's representative was given rebuttal time. Public comment was closed and the Commission discussed the case at length.

Motion: To deny the appeal, sustain the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued operation of an existing 7,500 square-foot karaoke restaurant, adopt the Findings of the Zoning Administrator, and affirm Categorical Exemption ENV-2014-939-CE as the environmental clearance for this action.

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

Vote: 4 – 0

ITEM 3 TAKEN OUT OF ORDER

3. APCC-2014-3583-ZC

CEQA: ENV-2014-3584-ND

Plan: Hollywood

Council District: 13 – O'Farrell

Expiration Date: 2/16/15

Appeal Status: Zone Change is appealable by the Applicant to the City Council if denied in whole or in part

CONTINUED FROM DECEMBER 9, 2014

PUBLIC HEARING REQUIRED

LOCATION: 1350-60 N. Western Avenue, 5433-99 W. Fernwood Avenue, and 1377 N. Serrano Avenue

PROPOSED PROJECT: The applicant seeks a Zone Change to modify the "Q" Qualified Conditions as regulated by Ordinance No. 167,247, with no proposed development project for the subject site. The site is improved with a vacant 98,700-square foot commercial building, previously occupied by the Deluxe Film Processing Laboratories. The "Q" conditions relate to a 20,310 square-foot expansion of the film processing laboratory that was approved in 1991. Condition No. 3 states "The subject property shall be limited to motion picture film processing laboratory uses." The applicant is requesting a zone change to amend Ordinance No. 167,247 by removing selected [Q] Conditions, including the use restriction, to allow for future commercial uses on the site. Condition No. 4, which regulates non-residential gross floor area, and other applicable operational conditions will be retained. The zone change requested will not change the underlying zoning, as it will remain [Q]CM-1. No specific project is proposed, and any future changes to the site would be processed under all applicable rules and regulations of the City of Los Angeles Municipal Code (LAMC) in effect at that time.

A separate public hearing has not been held for the proposed project. The Central Area Planning Commission Meeting being held on ~~December 9, 2014~~ January 13, 2015 will serve as the public hearing.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt and Find** the Negative Declaration ENV-2014-3584-ND is adequate and no additional environmental clearance is necessary.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a **Zone Change** to amend Ordinance No. 167,247.

APPLICANT: SoCal North Serrano LLP, Marc Annotti
Representative: Kyndra Joy Casper, Liner LLP

RECOMMENDED ACTION:

1. **Adopt** the Negative Declaration ENV-2014-3584-ND for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. **Approve and recommend** that the City Council adopt a Zone Change to amend Ordinance No. 167,247.
3. **Adopt** the Staff Findings.
4. **Advise** the applicant that, pursuant to State fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Debbie Lawrence (213) -978-1163

DISCUSSION:

Planning Staff presented a summary of the case. The applicant's representative spoke, followed by two speakers. The applicant's representative was given rebuttal time. Public comment was closed and the Commission discussed the case at length.

Motion: To adopt the Negative Declaration ENV-2014-3584-ND for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code, approve and recommend that the City Council adopt a Zone Change to amend Ordinance No. 167,247, adopt the Staff Findings, and advise the applicant that, pursuant to State fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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

Vote: 4 - 0

6. PUBLIC COMMENT PERIOD

One speaker.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:08 p.m.


Samantha Millman, President


Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on January 27, 2015