

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 10, 2015, 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, and 5.

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 – November 25, 2014 and January 27, 2015

3. **ZA-2014-1269-CUB-1A**

CEQA: ENV-2014-1270-MND

Plan: Central City North

Council District: 14 - Huizar

Expiration Date: 2/24/15 extended

Appeal Status: Not further appealable

CONTINUED FROM DECEMBER 9, 2014 AND JANUARY 27, 2015

PUBLIC HEARING

LOCATION: 1331-1337 East 6th Street

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 permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant and the decision to approve the recommendation of the Lead Agency in adopting Mitigated Negative Declaration ENV-2014-1270-MND as the environmental clearance for this action.

Appeal number 1 addresses parking for the Project.

Appeal number 2 addresses the sale of alcohol in the patio area and the term of the Grant.

APPLICANT: Howard Klein, Factory Place Arts Complex
Representative: Veronica Becerra, Rabuild Corporation

APPELLANT 1: George & Eleanor Kalman, GE Real Properties LP

APPELLANT 2: Anthony Goddard

Representative (Appellant 2): Veronica Becerra, Rabuild Corporation

RECOMMENDED ACTION:

1. **Deny** the appeals.

2. **Sustain** the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration ENV-2014-1270-MND as the environmental clearance for this action.

Staff: Sue Chang (213) 978-1318

4. **ZA-2005-4408-CUB-PA3-1A**
CEQA: ENV-2014-0808-CE

Plan: Wilshire
Council District: 10 - Wesson
Expiration Date: 2/10/15 extended
Appeal Status: Not further appealable

CONTINUED FROM JANUARY 27, 2015

PUBLIC HEARING

LOCATION: 3701 West Wilshire Boulevard

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to Deny pursuant to Los Angeles Municipal Code Section 12.24-M, plans to permit the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing two-story 9,067 square-foot restaurant/karaoke lounge with seating for 360 patrons, 17 previously-approved karaoke rooms and hours of operation from 10 a.m. to 2 a.m., daily, and to not adopt ENV-2014-0808-CE as the environmental clearance for the Project.

APPLICANT: Caron S. Kim, Wilshire Entertainment Group
Representative: Steve S. Kim, GSD Partners, Inc.

APPELLANT: Same

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to Deny pursuant to Los Angeles Municipal Code Section 12.24-M, plans to permit the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing two-story 9,067 square-foot restaurant/karaoke lounge with seating for 360 patrons, 17 previously-approved karaoke rooms and hours of operation from 10 a.m. to 2 a.m., daily.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Do not affirm** Categorical Exemption ENV-2014-0808-CE as the environmental clearance for the Project.

Staff: Lourdes Green (213) 978-1318

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

Plan: Hollywood
Council District: 13 – O’Farrell
Expiration Date: 2/24/15 extended
Appeal Status: Further appealable

CONTINUED FROM JANUARY 13, 2015

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

6. **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, February 24, 2015** at

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

An Equal Employment Opportunity/Affirmative Action employer

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.