

**CENTRAL AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, MAY 10, 2016 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President  
Daphne Brogdon, Vice President  
Jennifer Chung-Kim, Commissioner  
Christina Oh, Commissioner  
Vacant, Commissioner

Renee Glasco, 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**

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 532, Los Angeles, CA 90012, 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 online 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 90<sup>th</sup> 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. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – April 26, 2016

3. **ZA-2015-3213-CUB-CUX-ZV-1A**

**CEQA:** ENV-2015-3214-MND

**Community Plan:** Central City

**Council District No.:** 14 - Huizar

**Expiration Date:** Tuesday, May 10, 2016

**Appeal Status:** Conditional Use Not  
Further Appealable;  
Zone Variance – Further  
Appealable

**PUBLIC HEARING**

**LOCATION:** 649 South Olive Street

**Requested Action:**

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, to approve a Conditional Use to permit the on-site sales and dispensing of a full line of alcoholic beverages in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; pursuant to LAMC Section 12.24-W,18, to approve a Conditional Use to permit public and patron dancing in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; pursuant to LAMC 12.27, to approve a Zone Variance to permit an open air, outdoor rooftop pool and bar in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; to adopt Mitigated Negative Declaration No. **ENV-2015-3214-MND** as the environmental clearance for the project; and to adopt the Mitigation Monitoring Program for ENV-2015-3214-MND.

**APPLICANT:** 649 South Olive, LLC

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc

**APPELLANT:** Jesus Hermosillo, Unite Here Local 11

**Recommended Action:**

1. Adopt the Findings of the Zoning Administrator
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator's decisions to approve:
  - a. a Conditional Use to permit the on-site sales and dispensing of a full line of alcoholic beverages in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone.
  - b. a Conditional Use to permit public and patron dancing in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone.
  - c. a Zone Variance to permit an open air, outdoor rooftop pool and bar in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone.
4. Adopt the Mitigated Negative Declaration No. **ENV-2015-3214-MND** as the environmental clearance for the project.
5. Adopt the Mitigation Monitoring Program for **ENV-2015-3214-MND**.

**Zoning Administrator:** Fernando Tovar (213) 978-1303  
Jenna Monterrosa (213) 978-1377

**4. PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next regular meeting of the Central Area Planning Commission  
will be held at **4:30 p.m. on Tuesday, May 24, 2016** at

City Hall  
200 North Spring Street, 10<sup>th</sup> 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at <mailto:APCSouthla@lacity.org>.