

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, AUGUST 23, 2016 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President
Daphne Brogdon, Vice President
Jennifer Chung-Kim, Commissioner
Oliver DelGado, Commissioner
Christina Oh, 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): 4, 5, 6, 7, and 8

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 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. DEPARTMENTAL REPORT

A. Items of interest.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes

June 28, 2016

July 12, 2016

July 26, 2016

August 9, 2016

D. Election of officers

3. NEIGHBORHOOD COUNCIL

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. DIR-2015-1301-SPP-SPPA-1A

CEQA: ENV-2015-1302-MND

Community Plan: Westlake

Council District No.: 1 - Cedillo

Expiration: September 5, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 1218-1232 West Ingraham Street

Proposed Project:

Project Permit Compliance Review for the construction of a six-story, multi-family residential project with 80 apartment units and 91,416 square feet of floor area within the South Subarea - Wilshire Corridor District of the Central City West Specific Plan; and a Project Permit Adjustment to allow a 20 percent reduction in the required rear yard setback, for a rear yard of 14-feet 5-inches in lieu of the 18 feet otherwise required, and to allow a 20 percent reduction in the required common open space, for total common open space of 6,440 square feet in lieu of the 8,000 square feet otherwise required.

Requested Action:

An appeal of the Director of Planning's conditional approval of a Project Permit Compliance pursuant to Section 11.5.7C and Project Permit Adjustment pursuant to Section 11.5.7E of the Los Angeles Municipal Code. Adopt Mitigated Negative Declaration, ENV-2015-1302-MND, and corresponding Mitigation Monitoring Program, as the project's environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

APPLICANT: David Shophet

APPELLANT: Ryan Lancaster, Vero, Michael Lau; Jennifer Joy-Hulme Summers

Recommended Action:

1. **Deny** the Appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance Review and Project Permit Adjustment.
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance and Project Permit Adjustment to permit the construction, use and maintenance of six-story residential building with 80 apartments and 91,416 square feet of floor area.
3. **Adopt** the Staff Findings.
4. **Adopt** Mitigated Negative Declaration, ENV-2015-1302-MND, and corresponding Mitigation Monitoring Program, as the project's environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Planning Staff: Azeen Khanmalek (213) 978-1336

5. **ZA-2014-3264-CUB-SPP-1A**
CEQA: ENV-2014-3265-MND
Community Plan: Hollywood
Council District No.: 13 – O'Farrell

Expiration: September 12, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 4845-4849 West Fountain Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant, in the C2-1 Zone and pursuant to LAMC Section 11.5.7-C to approve a Project Permit Compliance Review for the change of use of an existing 2,490 square-foot thrift store to a restaurant within the Vermont/Western Station Neighborhood Area Plan. Adopt the action of the Lead Agency in approving Mitigated Negative Declaration ENV-2014-3265-MND.

APPLICANT: Cyrus G. Etemad, 4845 Fountain Avenue, LLC
Representative: Margaret Taylor, Apex LA

APPELLANT #1: Cyrus G. Etemad, 4845 Fountain Avenue, LLC
Representative: Margaret Taylor, Apex LA

APPELLANT #2: Tracy Walker (neighbors in community)

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to approve:
 - a. a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant, in the C2-1 Zone.
 - b. a Project Permit Compliance Review for the change of use of an existing 2,490 square-foot thrift store to a restaurant within the Vermont/Western Station Neighborhood Area Plan.
3. **Adopt** the Staff Findings.
4. **Adopt** the action of the Lead Agency in approving Mitigated Negative Declaration ENV-2014-3265-MND.

Planning Staff: Oliver Netburn

6. **ZA-2016-1009-PAD-1A**

CEQA: ENV-2016-1010-CE
Community Plan: Hollywood
Council District No.: 4 - Ryu

Expiration: September 18, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 1917 North Bronson Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section (LAMC) 12.24-L, to approve plans for the upgrade of alcoholic beverage sales and dispensing from beer and wine to a full line of alcohol beverages for on-site consumption in conjunction with an existing restaurant in the C1-1D Zone, and pursuant to LAMC 12.24-W 27, to approve a Conditional Use Permit to deviate from LAMC Section 12.22-A 23, to allow hours of operation to be 10:00 A.M. to 12:00 A.M. Sunday – Thursday and 10:00 A.M. to 2:00 A.M. Friday – Saturday in lieu of the operating hour restrictions for Mini-Shopping Centers in the C1-1D Zone, and find that the project is Categorically Exempt (ENV-2016-1010-CE) from the environment review pursuant to Article III, Section 1, and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Greg Morris, Victor's Square Hospitality, LLC
Representative: Margaret Taylor, Apex LA

APPELLANT: Anthony Hatch

Recommended Action:

1. **Deny** the appeal
2. **Sustain** the Zoning Administrator's decision to approve:
 - a. plans for the upgrade of alcoholic beverage sales and dispensing from beer and wine to a full line of alcohol beverages for on-site consumption in conjunction with an existing restaurant in the C1-1D Zone.
 - b. a Conditional Use Permit to deviate from LAMC Section 12.22-A 23, to allow hours of operation to be 10:00 A.M. to 12:00 A.M. Sunday – Thursday and 10:00 A.M. to 2:00 A.M. Friday – Saturday in lieu of the operating hour restrictions for Mini-Shopping Centers in the C1-1D Zone.
3. **Find** that the project is Categorically Exempt (ENV-2016-1010-CE) from the environment review pursuant to Article III, Section 1, and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

Planning Staff: Aleta James (213) 202-5402

7. **ZA-2015-3803-ZAD-1A**
CEQA: ENV-2015-3804-CE
Community Plan: Central City
Council District No.: 14 - Huizarl

Expiration: September 14, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 537 South Ceres Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 12.24-X,13, a Zoning Administrator's Determination to allow adaptive re-use of an existing light manufacturing building into 20 joint living and work units totaling 12,710 square feet of floor area on a 37,965 square-foot site in the M2-2D Zone Classification. Do not find that the project is Categorically Exempt, ENV-2015-3804-CE, from the environment review pursuant to Article I, Section I and Class 32, of the City of Los Angeles CEQA Guidelines.

APPLICANT: Gavriel Sfaee, Shimoshon, LLC
Representative: Amir Mirzadeh, AMC Engineering Corporation

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to deny a Zoning Administrator's Determination to allow adaptive re-use of an existing light manufacturing building into 20 joint living and work units totaling 12,710 square feet of floor area on a 37,965 square-foot site in the M2-2D Zone Classification.
3. **Do not find** that the project is Categorically Exempt, ENV-2015-3804-CE, from the environment review pursuant to Article I, Section I and Class 32, of the City of Los Angeles CEQA Guidelines.

8. **TT-73037-1A**

CEQA: ENV-2015-837-CE
Community Plan: Wilshire
Council District No.: 4 - Ryu

Expiration: August 24, 2016
Appeal Status: Appealable to City Council

PUBLIC HEARING:

LOCATION: 800 South Lorraine Boulevard

Proposed Project:

Tentative Tract Map for the merger of excess City right-of-way along 8TH Street with the subject property.

Requested Action:

An appeal from the entire decision by the Deputy Advisory Agency in approving TT-73037. Find that the project is Categorically Exempt (ENV-2015-837-CE) from the environment review pursuant to Article III, Section 1, and Class 5, Category 3, of the City of Los Angeles CEQA Guidelines.

APPLICANT: Kamran Khoubian
Representative: Kamaran Kazemi, TALA Associates

APPELLANT: Windsor Village Concerned Citizens: Windsor Village Historic Preservation Committee
Representative: R.J. Strotz, Esq.

Recommended Action:

1. **Deny** the appeal on TT-73037.
2. **Sustain** the action of the Deputy Advisory Agency in approving TT-73037.
3. **Adopt** the Findings of the Deputy Advisory Agency.
4. **Find** that the project is Categorically Exempt (ENV-2015-837-CE) from the environment review pursuant to Article III, Section 1, and Class 5, Category 3, of the City of Los Angeles CEQA Guidelines.

9. **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, , 2016** 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. 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:APCCENTRAL@lacity.org>.