

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 13, 2016, AFTER 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, and 6

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 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. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes August 23, 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. **ZA-2015-1231-ELD-1A**

CEQA: ENV-2015-1232-MND

Community Plan: Wilshire

Council District No.: 5 – Koretz

Expiration Date: June 27, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING – CONTINUANCE FROM JUNE 28, 2016

LOCATION: 8467-8469 West 4th Street

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 14.3.1, the Zoning Administrator's Determination for the construction, use and maintenance of a new Eldercare Facility in the R2-1 Zone. Adopt the Mitigated Negative Declaration (MND) and adopt the Mitigation Monitoring Program for **ENV-2015-1232-MND**.

APPLICANT: Moti Michael Ganburd, Paya's Paradise, Inc.

Representative: Robert Chernob, Land Use Specialist, Inc

APPELLANT: Same

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 deny the construction, use and maintenance of a new Eldercare Facility in the R2-1 Zone.
4. **Do Not Adopt** the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Program for **ENV-2015-1232-MND**.

Associate Zoning Administrator: Fernando Tovar

5. **ZA-2012-1171-CU-ZAA-1A**
CEQA: ENV-2012-1172-CE
Community Plan: Wilshire
Council District No.: 5 - Koretz

Expiration: September 29, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 138 North Laurel Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.23-W,37, a Conditional Use to permit a surface parking lot and associated driveways on a R1-1 Zone property; and to approve pursuant to LAMC Section 12.28, an Adjustment from LAMC Section 12.08-C,1 to permit for a 15-foot front yard setback in lieu of the 24-foot prevailing setback otherwise required by LAMC Section 12.08-C,1; all in conjunction with the demolition of an existing single-family dwelling and the construction, use and maintenance of a surface parking lot and landscaping for use with an existing adjacent hotel. Find this project to be Categorically Exempt **ENV-2012-1172-CE**, from environmental review pursuant to Article 3, Section 1, and Class 11, Category 2 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Beverly Laurel Motor Hotel, LLC
Representative: Brian Lane-Koning Eizenberg Architecture

APPELLANT: Lori, Scott, and Alex Sale

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to approve:
 - a. a Conditional Use to permit a surface parking lot and associated driveways on a R1-1 Zone property
 - b. an Adjustment from Los Angeles Municipal Code (LAMC) Section 12.08-C,1 to permit for a 15-foot front yard setback in lieu of the 24-foot prevailing setback otherwise required by LAMC Section 12.08-C,1; all in conjunction with the demolition of an existing single-family dwelling and the construction, use and maintenance of a surface parking lot and landscaping for use with an existing adjacent hotel.
4. **Find** this project to be Categorically Exempt **ENV-2012-1172-CE**, from environmental review pursuant to Article 3, Section 1, and Class 11, Category 2 of the City of Los Angeles CEQA Guidelines.

Planning Staff: Jack Chiang (213) 978-0195

6. **ZA-2009-3694-CUB-CUX-1A**
CEQA: ENV-2009-3695-MND
Community Plan: Westlake
Council District No.: 1 - Cedillo

Expiration: September 20, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING:

LOCATION: 333 South Boylston Street

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 12.24-W, 1 and 18, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption and a Conditional Use for public dancing in conjunction with an existing 40,986 square-foot event venue with live entertainment and maximum proposed occupancy of 1,600 persons, with hours of operation between 11:00 a.m. and 2 a.m. daily, and extended hours until 4:00 a.m. during four specific holidays. Do not adopt the Mitigated Negative Declaration No. **ENV-2009-3695-MND-REC1**.

APPLICANT: George Luk/Anthony Fung, Los Angeles Ent. Ctr., LLC
Representative: King Woods, King R. Woods & Assoc., Inc.

APPELLANT: Same
Representative: Charles S. Krolkowski, Esq. Newmeyer & Dillion, LLP
Representative: King Woods, King R. Woods & Assoc., Inc.

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal
3. **Sustain** the Zoning Administrator's decision to deny:
 - a. a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption
 - b. a Conditional Use for public dancing in conjunction with an existing 40,986 square-foot event venue with live entertainment and maximum proposed occupancy of 1,600 persons, with hours of operation between 11:00 a.m. and 2 a.m. daily and extended hours until 4:00 a.m. during four specific holidays.
4. **Do Not Adopt** the Mitigated Negative Declaration No. **ENV-2009-3695-MND-REC1**.

Planning Staff: Lourdes Green

7. 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, September 27, 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: APCCENTRAL@lacity.org.