

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 27, 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): 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 – September 13, 2016

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. **APCC-2016-1113-CU**

CEQA: ENV-2016-1114-MND

Community Plan: Wilshire

Council District No.: 13 – O' Farrell

Expiration: October 10, 2016

Appeal Status: Further Appealable to
City Council

PUBLIC HEARING: HELD ON JULY 17, 2016

LOCATION: 4914-4920 WEST MELROSE AVENUE and 654 NORTH OXFORD AVENUE

Proposed Project:

Demolition of two single-family homes and small office structure and the construction, use, and maintenance of a new 45-unit mixed-use apartment building, which would include 3,760 square-feet of ground floor commercial space. A minimum of four units (11% of base density) would be designated as "Very Low Income" restricted affordable units. The building will be six stories and have a maximum height of 63 feet. The project will include a subterranean level (below-grade) parking garage with 77 residential vehicle spaces, seven (7) retail parking spaces, four (4) short-term bicycle spaces, and 45 long-term bicycle spaces.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the proposed **Mitigated Negative Declaration** (ENV-2016-1114-MND), and corresponding **Mitigation Monitoring Program** (MMP), as the CEQA clearance document for the project; and
2. Pursuant to Section 12.24(V)(1) of the L.A.M.C., a Conditional Use to allow a 3:1 FAR on a mixed-use development where the project qualifies for a maximum 35% Density Bonus.

APPLICANT: Boaz Miodovsky, Ketter Construction
Representative: Larry Mondragon, Craig Fry & Associates

Recommended Action:

1. **Recommend** that the Commission **Adopt** the Mitigated Negative Declaration (ENV-2016-1114-MND) and the Mitigation Monitoring Program (MMP) are adequate pursuant to the California Environmental Quality Act (CEQA);
2. **Approve** a **Conditional Use** to allow a 3:1 FAR on a mixed-use development;
3. **Adopt** the attached Findings;
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Planning Staff: Lilian Rubio (213) 978-1840

5. **[APCC-2016-1150-SPE-CU-CUB-CUX-SPP](#)**

CEQA: ENV-2016-1151-CE

Community Plan: Westlake

Council District No.: 1 - Cedillo

Expiration: September 28, 2016

Appeal Status: Appealable to Council

Related Case: ZA-1984-231-CUB

PUBLIC HEARING: HELD ON AUGUST 31, 2016

LOCATION: 1250 – 1256 West 7th Street / 713 – 727 South Hartford Street

Proposed Project:

The project involves the expansion of an existing non-conforming hotel use with the addition of a pool deck on top of an existing associated parking garage, the continued sale and expansion of the area approved for the sale of a full line of alcoholic beverages for on-site consumption, and continued live entertainment and an expansion of the area approved for live entertainment, in conjunction with the existing hotel and associated parking garage in the South Subarea of the Central City West Specific Plan.

Requested Action:

1. Pursuant to LAMC Section 11.5.7 F, **Specific Plan Exceptions** from the Central City West Specific Plan (Ordinance 169,110) as follows:
 - a. From Section 6.F.2 to allow for the expansion of an existing, non-conforming hotel use in the R5(CW) Zone.
 - b. From Section 8.C.1 to waive the 10-foot Open Space Setback requirement along Witmer Avenue.
2. Pursuant to LAMC Section 12.24 W.15, a **Conditional Use** to allow for commercial uses within the R5 zone.
3. Pursuant to LAMC Section 12.24 W.1, a **Conditional Use** to allow for the continued sale of a full line of alcoholic beverages for on-site consumption in two restaurants on the first and second floors containing a total of 350 interior seats; in a 2,500 square foot banquet hall with 250 interior seats; and to expand the sale of alcoholic beverages to a new, 6,799 square foot pool deck, all with 24 hours of operation and 6:00 a.m. to 2:00 a.m. hours of alcohol sales.

4. Pursuant to LAMC Section 12.24 W.18, a **Conditional Use** to permit continued live entertainment and dancing within the hotel banquet hall, and to expand live entertainment to the proposed pool deck.
5. Pursuant to LAMC Section 11.5.7 C, a **Project Permit Compliance** to allow a change of use from a parking garage only to a parking garage and pool deck with alcohol sales and live entertainment.
6. Based on the whole of the administrative record, the Project is exempt pursuant to City of Los Angeles CEQA Guidelines Class 5 Category 23, Class 5 Category 34, and Class 11 Category 7, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPLICANT: Alexander Moradi, Mayfair Lofts LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group

Recommended Action:

1. **Find**, in its independent judgment and analysis of the whole of the administrative record for case no. ENV-2016-1151-CE, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Sections 15305 and 15311, and Class 5 Category 23, Class 5 Category 34, Class 11 Category 6, and Class 11 Category 7 of the City of Los Angeles Environmental Quality Act Guidelines; and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve a Specific Plan Exception** from Section 6.F.2 to allow for the expansion of an existing, non-conforming hotel use in the R5(CW) Zone.
3. **Approve a Specific Plan Exception** from Section 8.C.1 to waive the 10-foot Open Space Setback requirement along Witmer Avenue.
4. **Approve a Conditional Use** to allow for commercial uses within the R5 zone.
5. **Deny the Conditional Use** for the sale of alcoholic beverages as requested.
6. **Approve a Conditional Use** to allow for the continued sale of a full line of alcoholic beverages for on-site consumption in two restaurants on the first and second floors containing a total of 350 interior seats; in a 2,500 square foot banquet hall with 250 interior seats; and to expand the sale of alcoholic beverages to a new, 6,799 square foot pool deck. The hotel is permitted 24 hours of operation **within interior hotel areas**, and pool deck hours of operation of 8:00 a.m. to 12:00 a.m. daily, all with 6:00 a.m. to 2:00 a.m. hours of alcohol sales
7. **Deny the Conditional Use** for live entertainment as requested.
8. **Approve a Conditional Use** to permit continued live entertainment and dancing within the hotel banquet hall, and to expand live entertainment to the proposed pool deck, with live entertainment on the pool deck limited to the hours of 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.
9. **Approve a Project Permit Compliance** to allow a change of use from a parking garage only to a parking garage and pool deck with alcohol sales and live entertainment.
10. **Adopt** the attached findings

Planning Staff: Azeen Khanmalek (213) 987-1336

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, October 25, 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.