

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, June 12, 2012
200 North Spring Street
Room 1060, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT **www.planning.lacity.org**.

The meeting was called to order by Commission President Acevedo at 4:38 p.m.

Present: Commissioners Frank Acevedo, Young Kim, Chanchanit Martorell, Kevin Norton and Daniel Suh

1. DIRECTOR'S REPORT

The Department's General Budget was adopted. It was a difficult budget year. However, the Department was able to maintain its general planning budget.

The Department received a grant from Metro Building Project to include planning development in the West Los Angeles and Crenshaw areas. In July, the Department will apply for the purple line in the Wilshire area.

The Department is currently interviewing for Planning Assistant. The Deputy Director position has been filled by Lisa Weber. She is currently with the city of Santa Clarita and will start with Planning on June 18, 2012.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Approval of Minutes for April 24 and May 8, 2012

Motion to approve minutes for April 24, 2012 and May 8, 2012.

Moved: Commissioner Acevedo
Seconded: Commissioner Kim
Ayes: Commissioners Acevedo, Kim, Martorell, Norton and Suh
Vote: 5-0

3. **ZA-2011-1763-CUB-1A**
CEQA: ENV-2011-1764-CE
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING

Continued from April 10, 2012

Location: 3224 WEST OLYMPIC BOULEVARD, #103

Requested Actions:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to **DENY** a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing restaurant in Unit No. 103 of a mini-shopping center on a lot zoned C2-1; and pursuant to Los Angeles Municipal Code Section 12.24-W,27, to **DENY** a Conditional Use allowing deviation from Section 12.22-A,23 of the Code to permit restaurant hours of operation past 11 p.m. in lieu of no later than 11 p.m. or earlier than 7 a.m. for a mini-shopping center/commercial corner development adjacent to a residential use; and the decision of the Zoning Administrator to adopt the action of the lead agency in issuing **Notice of Exemption** (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-1764-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: Won Avec, Inc.
Representative: James Han
APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to **DENY** a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing restaurant in Unit No. 103 of a mini-shopping center on a lot zoned C2-1; and pursuant to Los Angeles Municipal Code Section 12.24-W,27, to **DENY** a Conditional Use allowing deviation from Section 12.22-A,23 of the Code to permit restaurant hours of operation past 11 p.m. in lieu of no later than 11 p.m. or earlier than 7 a.m. for a mini-shopping center/commercial corner development adjacent to a residential use; and
3. **Sustain** the Zoning Administrator's decision to adopt the action of the lead agency in issuing the **Notice of Exemption** (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-1764-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Staff: Sue Chang (213) 978-3304

Motion to deny the appeal for a Conditional Use that relates to permitted hours in a Mini-Shopping Center to allow operating hours after 11:00 p.m., grant the appeal in part and approve a Conditional Use to allow the sale of beer and wine only for on-site consumption for an existing restaurant in Unit No. 103, subject to modifications; adopt modified Conditions and revised Findings; and adopt Categorical Exemption No. ENV-2011-1764-CE.

Motion: Commissioner Acevedo
Seconded: Commissioner Kim
Ayes: Commissioners Acevedo, Kim and Martorell
Absent: Commissioners Norton and Suh
Vote: 3-0

4. **ZA-2009-2644-CUB-ZV-PA1-1A**
CEQA: ENV-2010-1869-CE
Plan: Wilshire

Council District: 5 - Koretz
Expiration Date: June 23, 2012
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 8486 West 3rd Street

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code and Condition No. 25 of Case No. ZA 2009-2664(CUB)(ZV), in determining that no substantial change in the mode or character of usage would occur as a result of a change of ownership or operator of the restaurant, and approving a request to modify Condition No. 7 to allow 84 seats including 24 seats on an outdoor patio area and hours of operation from 11 a.m. to 2 a.m. Monday through Friday and from 10 a.m. to 2 a.m. on Saturday and Sunday; all in conjunction with a change of ownership and the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing restaurant; and the decision of the Zoning Administrator to adopt the recommendation of the lead agency in adopting Categorical Exemption ENV 2010-1869-CE.

APPLICANT: Dion Rottman, The Station Bar & Grill, LLC
REPRESENTATIVE: Steven A. Williams, Affordable Expediting Group

APPELLANT: Yuval and Eva Kremer

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code and Condition No. 25 of Case No. ZA 2009-2664(CUB)(ZV), in determining that no substantial change in the mode or character of usage would occur as a result of a change of ownership or operator of the restaurant, and approving a request to modify Condition No. 7 to allow 84 seats including 24 seats on an outdoor patio area and hours of operation from 11 a.m. to 2 a.m. Monday through Friday and from 10 a.m. to 2 a.m. on Saturday and Sunday; all in conjunction with a change of ownership and the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing restaurant;
3. **Adopt** the Findings; and
4. **Adopt** the recommendation of the lead agency in adopting Categorical Exemption ENV 2010-1869-CE as the environmental clearance for this action.

Staff: Sue Chang (213) 978-3304

Motion to deny the appeal; sustain the Zoning Administrator in determining that no substantial change in the mode or character of usage would occur as a result of a change of ownership or operator of the restaurant, and approving a request to modify Condition No. 7 to allow 84 seats including 24 seats on an outdoor patio area and hours of operation from 11 a.m. to 2 a.m. Monday through Friday and from 10 a.m. to 2 a.m. on Saturday and Sunday; all in conjunction with a change of ownership and the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing restaurant, subject to clarification of Conditions Nos. 7 and 14; adopt Conditions and Findings; and adopt Categorical Exemption No. ENV-2010-1869-CE.

Motion: Commissioner Acevedo
Seconded: Commissioner Norton
Ayes: Commissioners Acevedo, Norton, Kim, Martorell and Suh
Vote: 5-0

RECESSED AT 6:10 P.M.

RECONVENED AT 6:25 P.M.

5. **ZA-2011-1534-CU-ZAD-1A**
CEQA: ENV-2011-1535-MND
Plan: Wilshire

Council District: 5 - Koretz
Expiration Date: June 27, 2012
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 1019 – 1059 South La Cienega Boulevard; and
1036 – 1046 South Corning Street

An appeal of the Zoning Administrator's decision to approve: 1) pursuant to the provisions of Section 12.24-W,9 of the Los Angeles Municipal Code, a Conditional Use to permit the continued use of an existing synagogue and school in the C2-1-O and [Q]R3-1-O Zones and the construction, use and maintenance of a new 33,628 square-foot school building with 27 parking spaces located within one subterranean parking level and an 8,500 square-foot outdoor play yard area in the [Q]R3-1-O Zone; 2) pursuant to the provisions of Section 12.24-F of the Code, determinations to allow a 5-foot side yard setback in lieu of the 25 feet otherwise required for churches and educational facilities, and 5-foot side yard setbacks in lieu of the 8 feet otherwise required by the [Q] Condition; and 3) pursuant to the provisions of Section 12.24-X,7 of the Code, a determination to permit an over-height fence with a maximum height of 8 feet in the required front yard setback in lieu of the 3-1/2 foot-height otherwise permitted in the [Q]R3-1-O zoned portion of the site; and to adopt Mitigated Negative Declaration No. ENV 2011-1535-MND as the environmental clearance for this action.

APPLICANT: Rabbi Mitchel Malkus, Temple Beth Am
REPRESENTATIVE: Lauren Young, Craig Lawson & Co., LLC

APPELLANT: Jill S. Mazur

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in approving a Conditional Use to permit the continued use of an existing synagogue and school in the C2-1-O and [Q]R3-1-O Zones and the construction, use and maintenance of a new 33,628 square-foot school building with 27 parking spaces located within one subterranean parking level and an 8,500 square-foot outdoor play yard area in the [Q]R3-1-O Zone; to allow a 5-foot side yard setback in lieu of the 25 feet otherwise required for churches and educational facilities, and 5-foot side yard setbacks in lieu of the 8 feet otherwise required by the [Q] Condition; and permit an over-height fence with a maximum height of 8 feet in the required front yard setback in lieu of the 3-1/2 foot-height otherwise permitted in the [Q]R3-1-O zoned portion of the site;
3. **Adopt** the Findings; and
4. **Adopt** the recommendation of the lead agency in adopting Mitigated Negative Declaration No. ENV 2011-1535-MND as the environmental clearance for this action.

Staff: Jim Tokunaga (213) 978-1372

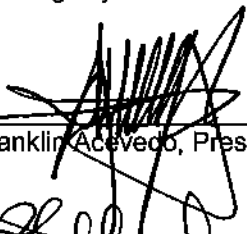
Motion to deny the appeal; sustain the action of the Zoning Administrator in approving a Conditional Use to permit the continued use of an existing synagogue and school in the C2-1-O and [Q]R3-1-O Zones and the construction, use and maintenance of a new 33,628 square-foot school building with 27 parking spaces located within one subterranean parking level and an 8,500 square-foot outdoor play yard area in the [Q]R3-1-O Zone; to allow a 5-foot side yard setback in lieu of the 25 feet otherwise required for churches and educational facilities, and 5-foot side yard setbacks in lieu of the 8 feet otherwise required by the [Q] Condition; and permit an over-height fence with a maximum height of 8 feet in the required front yard setback in lieu of the 3-1/2 foot-height otherwise permitted in the [Q]R3-1-O zoned portion of the site; adopt the Findings; and adopt Mitigated Negative Declaration No. ENV-2011-1535-MND.

Motion: Commissioner Norton
Seconded: Commissioner Acevedo
Ayes: Commissioners Norton, Acevedo, Kim, Martorell and Suh
Vote: 5-0

6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:15 p.m.



Franklin Acevedo, President

Sheldred Alexander, Commission Executive Assistant
Central Area Planning Commission

Adopted on

June 26, 2012