

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, October 9, 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 Franklin Acevedo at 4:37 p.m.

Commissioners Present: Young Kim, Chanchanit Martorell, Daniel Suh

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

City Planner Blake Lamb represented the Planning Department.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – September 11, 2012

Motion: To approve the Minutes of September 11, 2012.

Moved: Suh
Seconded: Kim
Ayes: Acevedo, Martorell
Vacant: One

Vote: 4 - 0

3. **ZA-2011-1100-CUB-CU-1A**
CEQA: ENV-2011-1101-MND
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: 10-27-12
Appeal Status: Not Further
Appealable

PUBLIC HEARING – Continued from the September 11, 2012 Central APC meeting

LOCATION: 661-663 S. HARVARD BOULEVARD, #200,
3630, 3636 W. WILSHIRE BOULEVARD #200

REQUESTED ACTION:

An Appeal of the Zoning Administrator's decision to deny a Conditional Use, pursuant to the provisions 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with a proposed 5,168 square-foot karaoke lounge with a total of 22 rooms seating 123 patrons with hours of operation from 10 a.m. to 2 a.m. daily; to deny a Conditional Use, pursuant to the provisions of Section 12.24-W,27 of the Code, to permit deviations from the operating hours established by Section 12.22-A,23 of the Code for a commercial corner/mini-shopping Center; and to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration No. **ENV 2011-1101-MND** as the environmental clearance for this action.

Applicant: Chul Shin, Myung Dong Kyoja
Representative: Steve S. Kim, GSD Partners

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. Sustain the Zoning Administrator's decision to deny a Conditional Use, pursuant to the provisions 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with a proposed 5,168 square-foot karaoke lounge with a total of 22 rooms seating 123 patrons with hours of operation from 10 a.m. to 2 a.m. daily.
3. Deny a Conditional Use, pursuant to the provisions of Section 12.24-W,27 of the Code, to permit deviations from the operating hours established by Section 12.22-A,23 of the Code for a commercial corner/mini-shopping Center.
4. Adopt the findings of the Zoning Administrator.
5. Adopt Mitigated Negative Declaration No. **ENV-2011-1101-MND** as the environmental clearance for this action.

Staff: Susan Whisnant (213) 978-1318

Motion: To grant the appeal, overturn the action of the Zoning Administrator, make new findings to support the approval of a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with a restaurant subject to conditions of approval. Adopted ENV-2011-1101-MND.

Moved: Kim
Seconded: Acevedo
Ayes: Suh
Noes: Martorell
Vacant: One

Vote: 3 - 1

4. **ZA-2006-6066-CUB-CUX-ZV-PA1-1A**
CEQA: ENV-2011-2574-CE
Plan: Hollywood

Council District: 13 – Garcetti
Expiration Date: 10-13-12
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 1642 LAS PALMAS AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve**, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code and ZA Memorandum No. 122, requested **modifications** to Condition Nos. 8, 9, 39, and 50, the determination that the proposed establishment will not result in changes in the mode and character of the subject premise as previously approved, and that substantial compliance with the conditions of the prior action had not been attained, resulting in the modification of Condition Nos. 6, 7, 8, 9, 11, 13, 14, 17, 19, 21, 24, 25, 27, 31, 32, 33, 39, 47, 48, 49, and 50, and the imposition of new Condition Nos. 52 through 56; all in conjunction with the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and public dancing within a 7,850 square-foot restaurant and nightclub; and the decision of the Zoning Administrator to adopt the recommendation of the Lead Agency to adopt Categorical Exemption No. **ENV 2011-2574-CE** as the environmental clearance for this action.

Applicant: Rob Vinokur
Representative: Lisa Brubaker, Muse Lifestyle Group

Appellant #1: J & J Property Company, Sadie Restaurant and Lounge
Representative: Michael Gonzales, Gonzales Law Group

Applicant #2: Rob Vinokur
Representative: Lisa Brubaker, Muse Lifestyle Group

RECOMMENDED ACTION:

1. **Deny the appeals.**
2. **Sustain** the action of the Zoning Administrator to **approve**, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code and ZA Memorandum No. 122, requested modifications to Condition Nos. 8, 9, 39, and 50, the determination that the proposed establishment will not result in changes in the mode and character of the subject premise as previously approved, and that substantial compliance with the conditions of the prior action had not been attained, resulting in the modification of Condition Nos. 6, 7, 8, 9, 11, 13, 14, 17, 19, 21, 24, 25, 27, 31, 32, 33, 39, 47, 48, 49, and 50, and the imposition of new Condition Nos. 52 through 56; all in conjunction with the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and public dancing within a 7,850 square-foot restaurant and nightclub.
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** the recommendation of the Lead Agency by adopting Categorical Exemption **ENV 2011-2574-CE** as the environmental clearance for this action.

Staff: Albert Landini (213) 978-1318

Motion: To continue the matter to the October 23, 2012 Central APC Meeting.

Moved: Acevedo
Seconded: Martorell
Ayes: Kim, Suh
Vacant: One

Vote: 4 - 0

5. **ZA-2010-3215-ZV-1A**
CEQA: ENV-2010-3216-MND
Plan: Hollywood

Council District: 4 – La Bonge
Expiration Date: 11-13-12
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 6123-6145 FRANKLIN AVENUE,
1906-1916 VISTA DEL MAR AVENUE
1909 CARMEN AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve**, pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a **Variance** to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed bar as an accessory use to an existing hotel, upon 43 Conditions of Approval; specifically, the terms of Condition Nos. 9 (5 year term grant from effective date), 11 (configuration and allocation of on-site parking spaces), 12 (tandem parking), 13 (requirement for maintenance of free on-site employee parking), 14 (requirement for maintenance of free on-site customer parking in conjunction with coffee shop and proposed bar), 28 (requirement to provide security guard), and 39 (requirement to file plan approval within 18 months) of the approval; and the decision to adopt the recommendation of the Lead Agency in adopting Mitigated Negative Declaration No. **ENV 2010-3216-MND** as the environmental clearance for this action.

Applicant: Spirit Office, Inc.
Representative: Brett Engstrom, Art Rodriguez and Assoc.
Appellant: Brian Fleet

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the action of the Zoning Administrator **approving**, pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a **Variance** to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed bar as an accessory use to an existing hotel, upon 43 Conditions of Approval.
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration **ENV 2010-3216-MND** as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

Motion: To grant the appeal, sustain the approval of the Zoning Administrator with modified conditions of approval. Adopt ENV-2010-3216-MND.

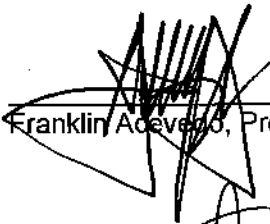
Moved: Acevedo
Seconded: Suh
Ayes: Kim, Martorell
Vacant: One

Vote: 4 - 0

4. **PUBLIC COMMENT PERIOD**

No Speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 8:09 p.m.



Franklin Acevedo, President



James K. Williams, Commission Executive Assistant II
Central Area Planning Commission

Adopted on 10/23/12