

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, September 11, 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 Vice President Chanchanit Martorell at 4:54 p.m.

Commissioners Present: Young Kim, Daniel Suh

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Senior Planner Kevin Keller represented the Planning Department.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – August 28, 2012

Motion: To approve the Minutes of August 28, 2012.

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

Vote: 3 - 0

3. **APCC-2012-846-ZC**
CEQA: ENV-2012-845-ND
Plan: Hollywood

Council District: 5 – Koretz
Expiration Date: 9-11-12
Appeal Status: Appealable
by applicant if disapproved in
whole or in part

PUBLIC HEARING – Completed on July 25, 2012

LOCATION: 939 - 969 N. LA BREA AVENUE

PROPOSED PROJECT:

A change of zone on the subject property from MR1-1 to (Q)M1-1 to permit the continued use and maintenance of a one-story with mezzanine, 10,707 square-foot mattress store on an approximately 19,321 square-foot lot. The existing store includes 9,100 square feet on the ground floor and 1,007 square feet on the mezzanine, and has 37 on-site parking spaces. No new construction or changes to the existing land use are proposed.

REQUESTED ACTION:

1. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from the M1-2D to (Q)M1-1 Zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration No. **ENV-2012-845-ND** for the proposed project.

Applicant: Bradley Parker, Bank of America, US Trust
Representative: Andrew Fogg, Cox, Castle & Nicholson, LLP

RECOMMENDED ACTION:

1. Disapprove the request as filed.
2. Approve a Zone Change from the M1-2D to (T)M1-2D Zone.
3. Adopt the Findings.
4. Adopt Negative Declaration No. **ENV-2012-845-ND**.

Staff: Jeffrey Pool (213) 473-9987

Motion: To approve the recommended action.

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

Vote: 3 - 0

4. **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

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
Appellant: Same

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 deny the appeal and sustain the decision of the Zoning Administrator and NOT adopt ENV-2011-1101-MND.

Moved: Martorell
Seconded: None
Ayes: None
Absent: Acevedo
Vacant: One

Vote: Motion failed

The Commission's failure to act continues the case to the October 9, 2012 meeting.

5. **ZA-2012-396-ZV-ZAA-1A**
CEQA: ENV-2012-395-MND
Plan: Wilshire

Council District: 4 – La Bonge
Expiration Date: 9-11-12 Ext.
Appeal Status: ZV further
appealable if approved

PUBLIC HEARING

LOCATION: 5112 MELROSE AVENUE

REQUESTED ACTION:

An Appeal of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Section 12.21-C,5(h) to allow automobile circulation from the less restrictive C2-1 Zone to the more restrictive R3-1 Zone, in lieu of its prohibition; from Section 12.21-G,2 to permit zero square feet of open space in lieu of the 8,757 square feet otherwise required; and pursuant to the provisions of Section 12.28-A of the Code, Zoning Administrator's Adjustments from Section 12.21-C,2(a) to permit a 2-inch building separation and a less-than 10-foot in width passageway, both in lieu of the 10 feet otherwise required; from Section 12.10-C,3 to permit a 5-foot rear yard setback in lieu of the 15 feet otherwise required in the R3 Zone; and from Section 12.14-C,2 to permit a 5-foot side yard setback in lieu of the 6 feet otherwise required of residential uses in the C2 Zone; all in conjunction with the "early start" construction, use and maintenance of a 49-unit small lot subdivision; and adoption of Mitigated Negative Declaration No. **ENV-2012-395-MND** as the environmental clearance for this action.

Applicant: MREC 5112 Melrose, LLC
Representative: Karig McCloskey, Westcon Engineering, Inc.
Appellant: Robert Blue and Karen Gilman
Representative: Stephen L. Jones, Overton, Lyman & Prince, LLP

RECOMMENDED ACTION:

1. Deny the appeal.
2. Sustain the decision of the Zoning Administrator to approve, pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Section 12.21-C,5(h) to allow automobile circulation from the less restrictive C2-1 Zone to the more restrictive R3-1 Zone, in lieu of its prohibition; from Section 12.21-G,2 to permit zero square feet of open space in lieu of the 8,757 square feet otherwise required and pursuant to the provisions of Section 12.28-A of the Code, Zoning Administrator's Adjustments from Section 12.21-C,2(a) to permit a 2-inch building separation and a less-than 10-foot in width passageway, both in lieu of the 10 feet otherwise required; from Section 12.10-C,3 to permit a 5-foot rear yard setback in lieu of the 15 feet otherwise required in the R3 Zone; and from Section 12.14-C,2 to permit a 5-foot side yard setback in lieu of the 6 feet otherwise required of residential uses in the C2 Zone; all in conjunction with the "early start" construction, use and maintenance of a 49-unit small lot subdivision.
3. Adopt the findings of the Zoning Administrator.
4. Adopt Mitigated Negative Declaration No. **ENV-2012-395-MND** as the environmental clearance for this action.

Staff: Theodore Irving (213) 978-1366

Motion: To accept the withdrawal of application (by the applicant) to file.

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

Vote: 3 - 0

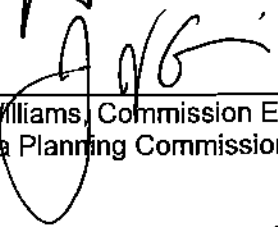
4. **PUBLIC COMMENT PERIOD**

No Speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6.35 p.m.



Franklin Acevedo, President



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

Adopted on 10/9/12