

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, February 12, 2014
Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, California 90065

MINUTES OF THE EAST 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 President Javier C. Angulo at 4:45 p.m.

Commissioners present: Javier C. Angulo, Monique C. Chavoya, Mayumi Fukushima, Ana Hanson, and David Marquez

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – No changes

B. Commission Requests - None

C. Approval of Minutes: November 13, 2013

Motion: To approve the minutes from November 13, 2013.

Moved: Commissioner Marquez

Seconded: Commissioner Chavoya

Ayes: Commissioner Angulo

Commissioners Fukushima and Hanson were absent on the meeting dated November 13, 2013

Vote: 3 - 0

3. **ZA-2013-1016-CUB-1A**
CEQA: ENV 2013-1017-ND

Council District: 14
Plan: Northeast Los Angeles
Expiration Date: 2/12/14 extended
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 5404 East York Boulevard

Requested Action:

An appeal of the decision of the Zoning Administrator to deny, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an existing 1,122 square-foot gas station mini-mart with hours of operation from 6 a.m. to 11 p.m. daily in the [Q]C2-1XL Zone; and the decision to not adopt the recommendation of the lead agency to adopt Negative Declaration ENV-2013-1017-ND as the environmental clearance for this action.

APPLICANT: Serozh and Paytsar Davityan
Representative: Ben Safyari

APPELLANT: Same as above

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to deny a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an existing 1,122 square-foot gas station mini-mart with hours of operation from 6 a.m. to 11 p.m. daily in the [Q]C2-1XL Zone.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Not adopt** the recommendation of the Lead Agency to adopt Negative Declaration ENV-2013-1017-ND as the environmental clearance for this action.

Staff: Maya E. Zaitzevsky (213) 978-1416

DISCUSSION:

A request for continuance was received from the Applicant's representative two hours before the meeting. The Commission requested a rationale from the applicant's representative for the continuance of this case. The applicant's representative is not the original representative for this case. He is seeking a 30 days continuance to reach out to the Neighborhood Council and the Vice Unit from the Northeast Los Angeles Area Police Department to present additional information to the commission. The Zoning Administrator stated that the Police Department and the Neighborhood Council submitted letters of opposition to this project. The City Council representative spoke. The ZA specified that the 30 days continuance will not even be enough time for the applicant to reach out to the Police Department and the Neighborhood Council.

The Commission discussed the request for granting the continuance at length and made a motion.

Motion: Not to grant the continuance.

Moved: Commissioner Marquez
Seconded: Commissioner Fukushima
Ayes: Commissioners Chavoya, Hanson, and Angulo

Vote: 5 - 0

DISCUSSION:

The Zoning Administrator gave a brief review of the case. The applicant's representative and his associate spoke. There were several speakers in support of the appeal, followed by several speakers against the appeal that included the Captain of a Neighborhood Watch, then a member of the Land Use Committee, followed by the Chair of the Land Use Committee and the Neighborhood Council officially in opposition of this appeal. The City Council representative spoke again thanking the Commission for hearing the case and spoke in support of the Zoning Administrator's recommended action. The applicant's representative was given rebuttal time. The Zoning Administrator made some comments about the testimonies. The Commissioners discussed the case at length.

Motion: To deny the appeal. Sustain the action of the Zoning Administrator to deny a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an existing 1,122 square-foot gas station mini-mart with hours of operation from 6 a.m. to 11 p.m. daily in the [Q]C2-1XL Zone. Adopt the Findings of the Zoning Administrator. Not adopt the recommendation of the Lead Agency to adopt Negative Declaration ENV-2013-1017-ND as the environmental clearance for this action.

Moved: Commissioner Fukushima
Seconded: Commissioner Chavoya
Ayes: Commissioners Hanson, Marquez, and Angulo

Vote: 5 - 0

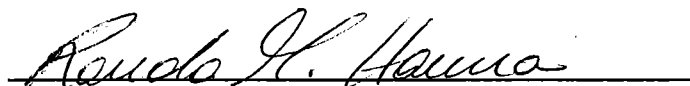
4. PUBLIC COMMENT

One speaker asked for the possibility of creating a forum in the Highland Park for people who want to build in the community.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 6:10 p.m.



Javier C. Angulo, President



Randa M. Hanna, Commission Executive Assistant
East Los Angeles Area Planning Commission

Adopted on 4/9/14