

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, March 25, 2014
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 4:40 p.m.

Commissioners Present: Franklin Acevedo, Samantha Millman, and Marsha L. Brown

Commissioners Absent: Young Kim and Chanchanit Martorell

Commissioner Martorell arrived at 4:52 p.m.

1. DIRECTOR'S REPORT

Items of interest: Patricia Diefenderfer reported that there are seven community regional planning forums and that the Central forum took place at the MTA main lobby last week with approximately 110 people in attendance. The next forum will be in Boyle Heights. Consultants recommended a less than full consolidation with Building and Safety. A report will be presented in PLUM on April 2, 2014.

2. COMMISSION BUSINESS

- A. Advanced Calendar – no changes
- B. Commission Requests - none

**3. ZA 2013-1545-CUB-CUX-1A
CEQA: ENV-2013-1546-CE**

Plan: Central City North
Council District: 14 - Huizar
Expiration Date: 5/1/14 extended
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 800-804 EAST 3rd STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to approve pursuant Los Angeles Municipal Code Section 12.24-W,1 a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages, in conjunction with an existing restaurant; and pursuant to Section 12.24-W,18 approve a Conditional Use to allow patron dancing on a 200 square-foot dance floor/dining area with live entertainment and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Categorical Exemption ENV-2013-1546-CE as the environmental clearance for this action.

APPLICANT: Wurstkuche Restaurant
Representative: Tyler Wilson, Wilson Pitruzzelli Investments, LLC

APPELLANT: Same

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant; and a conditional use to allow patron dancing on a 200 square-foot dance floor/dining area with live entertainment.
3. **Adopt** the Findings.
4. **Adopt** the recommendation of the lead agency in issuing Categorical Exemption ENV-2013-1546-CE as the environmental clearance for this action.

Staff: Sue Chang (213) 978-3304

Motion: To grant the appeal in part, sustain the decision of the Zoning Administrator to approve a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant; and a conditional use to allow patron dancing on a 200 square-foot dance floor/dining area with live entertainment, subject to Modified Conditions of Approval, adopt the Findings, and adopt the recommendation of the lead agency in issuing Categorical Exemption ENV-2013-1546-CE as the environmental clearance for this action.

Moved: Acevedo
Seconded: Brown
Ayes: Martorell and Millman
Absent: Kim

Vote: 4 - 0

4. **ZA 2013-1862-ZAD-1A**
CEQA: ENV-2013-1863-MND

Plan: Hollywood
Council District: 4 - LaBonge
Expiration Date: 4/15/14
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 8467 Brier Drive

REQUESTED ACTION:

Appeals of the Zoning Administrator's decision to approve, pursuant Los Angeles Municipal Code Section 12.24-X,21, a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to allow approximately 25 linear feet of Brier Drive roadway to be less than 20 feet along the eastern frontage in lieu of the 20 feet required by the Code for a Substandard Hillside Street; a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to waive improvement of Walnut Drive, a paper street; and a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(3) of the Los Angeles Municipal Code to waive improvements to the boundary of the Hillside area for Brier Drive and Walnut Drive; and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-1863-MND as the environmental clearance for this action.

APPLICANT: Kimberlina Whettman & Associates
Representative: Marina Noel Martos

APPELLANTS: 1) Mona Kuhn and Boris Salchow
2) Mary Kelly

RECOMMENDED ACTION:

1. **Deny** the appeals.
2. **Sustain** the decision of the Zoning Administrator to approve a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to allow approximately 25 linear feet of Brier Drive roadway to be less than 20 feet along the eastern frontage in lieu of the 20 feet required by the Code for a Substandard Hillside Street; a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to waive improvement of Walnut Drive, a paper street; and a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(3) of the Los Angeles Municipal Code to waive improvements to the boundary of the Hillside area for Brier Drive and Walnut Drive.
3. **Adopt** the Findings.
4. **Adopt** the recommendation of the lead agency in issuing Mitigation Negative Declaration ENV-2013-1863-MND as the environmental clearance for this action.

Staff: R. Nicolas Brown (818) 374-5069

Motion: To grant the appeals in part, sustain the decision of the Zoning administrator to approve a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to allow approximately 25 linear feet of Brier Drive roadway to be less than 20 feet along the eastern frontage in lieu of the 20 feet required by the Code for a Substandard Hillside Street; a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to waive improvement of Walnut Drive, a paper street; and a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(3) of the Los Angeles Municipal Code to waive improvements to the boundary of

the Hillside area for Brier Drive and Walnut Drive, with revisions to the Zoning Administrator's decision letter and modifications to Condition 10, adopt the Findings, and adopt the recommendation of the lead agency in issuing Mitigation Negative Declaration ENV-2013-1863-MND as the environmental clearance for this action.

Moved: Acevado
Seconded: Brown
Ayes: Martorell and Millman
Absent: Kim

Vote: 4 – 0

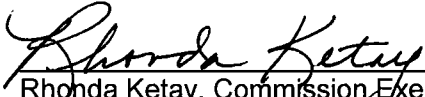
5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:55 p.m.



Franklin Acevedo, President



Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on April 8, 2014