

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, June 25, 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 Commission Executive Assistant Randa Hanna at 4:35 p.m.

Commissioners present: Christopher Arellano, Donna Choi, Tammy Membreno, Teri Stein, and George Villanueva.

The Commission Executive Assistant requested that the Commissioners choose a member to chair the meeting.

Motion: To nominate Commissioner Arellano to chair tonight's meeting.

Moved: Commissioner Villanueva
Seconded: Commissioner Stein
Ayes: Commissioners Choi, Membreno, and Arellano

Vote: 5: 0

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Senior City Planner, Craig Weber, thanked the Commissioners for taking the time in attending the Area Planning Commission training on June 19, 2014. He also asked the Commissioners to let him know if other items come up and if they will need training. He also mentioned that three weeks ago, the City Planning Commission voted to approve a Height District change in the down town Echo Park area.

2. COMMISSION BUSINESS

- A. Advance Calendar - No cases scheduled yet.
- B. Commission Requests – No requests at this time.
- C. Approval of Minutes from May 14, 2014.

Motion: To approve the Minutes from May 14, 2014.

Moved: Commissioner Choi
Seconded: Commissioner Stein
Ayes: Commissioners Membreno, Villanueva, and Arellano

Vote: 5: 0

3. **ZA-2012-3472-CUB-ZV-1A**
CEQA: ENV-2012-3471-MND

Council District: 13
Plan: Silver Lake-Echo Park-Elysian Valley
Expiration Date: 7/21/14
Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 1701-1703 West Sunset Boulevard, and 1309-1311 Logan Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.24-W, 1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption in the [Q] C2-1L-CDO Zone; and, pursuant to the provisions of City Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code, a Zone Variance to permit zero parking spaces on-site in lieu of the required 55 parking spaces; and to adopt the action of the Lead Agency in Adopting Mitigated Negative Declaration ENV-2012-3471-MND as the environmental clearance for this action.

APPLICANT: **Senor Fish, Inc.**
Representative: Kevin Franklin

APPELLANT: Kwazi Nkrumah

Recommended Action:

- 1) **Deny** the appeal;
- 2) **Sustain** the Action of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.24-W, 1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption in the [Q] C2-1L-CDO Zone; and, pursuant to the provisions of City Charter Section 562 and Section 12.27, of the Los Angeles Municipal Code, a Zone Variance to permit zero parking spaces on-site in lieu of the 55 parking spaces; and adopt the action of the Lead Agency in Adopting Mitigated Negative Declaration ENV-2012-3471-MND as the environmental clearance for this action.

Staff: Charles J. Rausch, (213) 978-1306

DISCUSSION:

The Zoning Administrator gave a brief description of the case and answered questions asked by the Commissioners. The appellant spoke and stated that he met with the restaurant owner who attended several of their public meetings and they were able to come up with an agreement. He read the agreement letter for the records which has sets of conditions that the applicant and appellant are agreeing upon outside of the jurisdiction of this Commission. He stated that he is no longer opposing the project. He also thanked the Zoning Administrator for writing a thorough analysis report that answered and covered most of his concerns and the neighborhood council's concerns and he also appreciates the restaurant owner for his cooperation. The owner of the restaurant spoke and confirmed that he and the appellant reached an agreement. The City Councilmember's staff from Council District 13th spoke and expressed the City Council's concerns regarding the live entertainment, the parking lease, and the patio hours.

MOTION: To deny the appeal; sustain the Action of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.24-W, 1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption in the [Q] C2-1L-CDO Zone; and, pursuant to the provisions of City Charter Section 562 and Section 12.27, of the Los Angeles Municipal Code, a Zone Variance to permit zero parking spaces on-site in lieu of the 55 parking spaces; adopt the Findings; and adopt the action of the Lead Agency in Adopting Mitigated Negative Declaration ENV-2012-3471-MND as the environmental clearance for this action.

Moved: Commissioner Choi
Seconded: Commissioner Membreno
Ayes: Commissioners Stein, Villanueva, and Arellano

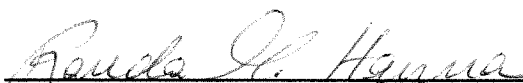
Vote: 5: 0

4. PUBLIC COMMENT

There were no public speakers.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 5: 21 p.m.



Commission Christopher Arellano, Chairperson

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

Adopted on September 10, 2014