

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

MINUTES OF 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 RECORDING 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 <http://www.planning.lacity.org>.

The meeting was called to order by Commission Vice President Donna Choi at 4:44 p.m.

Commissioners present: Donna Choi, Tammy Membreno, and George Villanueva

Commissioner Stein arrived right before the first case on the agenda. Commissioner Arellano arrived at the first recess which was before they hear the second part of the first case on the agenda.

Commission Vice President Donna Choi chaired the first case on the agenda. Commission President, Christopher Arellano chaired the second case.

1. DEPARTMENT REPORT

A. Items of interest – Nothing to report.

2. COMMISSION BUSINESS

A. Advance Calendar – The meeting of November 26th will be canceled in observance of Thanksgiving. The next meeting will be held on December 10th.

B. Commission Requests – No requests at this time.

C. Approval of East Los Angeles Area Planning Commission Minutes of Meeting for October 22, 2014.

MOTION: To approve the minutes from October 22, 2014

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

Vote: 3 - 0

3. **ZA-2013-0069-CU-CUB-CUX-ZAA-1A**

CEQA: ENV-2013-0070-MND

Plan: Silver Lake-Echo Park-Elysian Valley

Council District: 13

Location: 1629 Griffith Park Blvd.

Expiration Date: 11/15/14

Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,24, to approve a Conditional Use to permit a hotel use in the [Q]C2-1VL Zone located within 500 feet of a residential use or zone; pursuant to LAMC Section 12.24-W,1, to deny a Conditional Use to permit the sale and dispensing of a full line of alcohol, in conjunction with the establishment of a new restaurant, lounge and bar area in the [Q]C2-1VL Zone, to deny a Conditional Use to permit the sale of full line of alcohol provided in controlled access alcoholic beverage cabinets within each hotel guest room and to permit the sale and dispensing of a full line of alcohol through room service to each room; and pursuant to LAMC Section 12.24-W-18, to deny a Conditional Use to permit public patron dancing associated with live entertainment in the [Q]C2-1VL Zone; and pursuant to LAMC Section 12.24-W-,27, to approve a Conditional Use to permit a hotel use to operate 24 hours a day in the [Q]C2-1VL Zone, and a Conditional Use to permit a restaurant use in the [Q]C2-1VL Zone with hours of operation from 7:00 a.m. to 11:00 p.m., Sunday to Wednesday, and 7:00 a.m. to 12:00 a.m. on Thursday to Saturday; pursuant to LAMC Section 12.28, to approve a Zoning Administrator's Adjustment to maintain a 0-foot side and a 0-foot rear yard setback for an existing building in the [Q]C2-1VL Zone; and to adopt the action of the Lead Agency in approving ENV-2013-0070-MND as the environmental clearance for the Project.

Applicant: Dana Hollister, 1629 Griffith, LLC
Representative: Eddie Navarrette, Fe Design and Consulting

Appellants: 1) Dana Hollister, 1629 Griffith, LLC
Representative: Eddie Navarrette, Fe Design and Consulting

2) Lawrence Lacombe

Recommended Action:

- 1) **Deny** the appeal.
- 2) **Sustain** the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,24, to approve a Conditional Use to permit a hotel use in the [Q]C2-1VL Zone located within 500 feet of a residential use or zone; pursuant to LAMC Section 12.24-W,1, to deny a Conditional Use to permit the sale and dispensing of a full line of alcohol, in conjunction with the establishment of a new restaurant, lounge and bar area in the [Q]C2-1VL Zone, to deny a Conditional Use to permit the sale of full line of alcohol provided in controlled access alcoholic beverage cabinets within each hotel guest room and to permit the sale and dispensing of a full line of alcohol through room service to each room; and pursuant to LAMC Section 12.24-W-18, to deny a Conditional Use to permit public patron dancing associated with live entertainment in the [Q]C2-1VL Zone; and pursuant to LAMC Section 12.24-W-,27, to approve a Conditional Use to permit a hotel use to operate 24 hours a day in the [Q]C2-1VL Zone, and a Conditional Use to permit a restaurant use in the [Q]C2-1VL Zone with hours of operation from 7:00 a.m. to 11:00 p.m., Sunday to Wednesday, and 7:00 a.m. to 12:00 a.m. on Thursday to Saturday; pursuant to LAMC Section 12.28, to approve a Zoning Administrator's

Adjustment to maintain a 0-foot side and a 0-foot rear yard setback for an existing building in the [Q]C2-1VL Zone.

- 3) **Adopt** the findings of the Zoning Administrator.
- 4) **Adopt** the action of the Lead Agency in approving ENV-2013-0070-MND as the environmental clearance for the Project.

Staff: Jim Tokunaga (213) 978-1307

DISCUSSION:

The Zoning Administrator (ZA) gave a description of the project and answered questions from the Commissioners. The first appellant, Mr. Lacombe, spoke followed by the applicant's representative who is the second appellant. A representative from the Mayor's office spoke in support of the proposed project; also the spoke person from Council District 13 was in support of the applicant's appeal. There were several speakers for the proposal. The Commission asked staff questions, and then took five minutes recess time. Commission President arrived then they resumed the meeting. There were several speakers against the project in support of Mr. Lacombe appeal. There were also several speakers for general comments. Rebuttal time was given for both appellants. Public speaking was closed; the Commission asked clarifying questions and started deliberation.

MOTION:

To grant the appeal in part and deny the appeal in part; (to deny Mr. Lacombe's appeal and grant the applicant's appeal); Sustain the decision of the ZA and approve a Conditional Use to permit a hotel use in the [Q]C2-1VL Zone located within 500 feet of a residential use or zone. To approved A Conditional Use to permit a hotel use to operate 24 hours a day in the [Q]C2-1VL Zone, and a Conditional Use to permit a restaurant use in the [Q]C2-1VL Zone with hours of operation from 7:00 a.m. to 11:00 p.m., Sunday to Wednesday, and 7:00 a.m. to 12:00 a.m. on Thursday to Saturday, and a ZA's Adjustment to maintain a 0-foot side and a 0-foot rear yard setback for an existing building in the [Q]C2-1VL Zone; Overturn the decision of the ZA and approve a Conditional Use to permit the sale and dispensing of a full line of alcohol, in conjunction with the establishment of a new restaurant, lounge, and bar area in the [Q]C2-1VL Zone. A Conditional Use to permit the sale of a full line of alcohol provided in controlled access alcoholic beverage cabinets within each hotel guest room and to permit the sale and dispensing of a full line of alcohol through room service to each room. A Conditional Use to permit public patron dancing associated with live entertainment in the [Q]C2-1VL Zone. Add Conditions of Approval as submitted by the Los Angeles Police Department. To modify the findings of the ZA as submitted by the Applicant; and adopt Mitigated Negative Declaration ENV-2013-0070-MND.

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

Vote: 5 – 0

The Commission took another five minutes recess, and then Commission President chaired the second case.

4. **DIR-2013-2372-SPP-CCMP-1A**

CEQA: ENV-2013-2373-ND

Plan: Northeast Los Angeles

Council District: 1

Location: 5137 N. Figueroa Street

Expiration Date: 10/8/14

Appeal Status: Not further appealable to City Council

PUBLIC HEARING COMPLETED

Proposed Project:

A Certificate of Compatibility (CCMP) and Project Permit Compliance for the following project in the [Q]C4-2D-HPOZ Zone within the Highland Park-Garvanza Historic Preservation Overlay Zone and the Avenue 57 Transit Oriented District Specific Plan; the construction of a new one-story, 496 square-foot self-service, single-car automated car wash facility with attached equipment room at an existing gas station.

Applicant: Benjamin Donel, Sunset Equity Partners, LLC
Representative: Sean Nourani

Appellant: Mercedes M. Vasquez

Requested Actions:

Appeal of the Director of Planning's decision to 1) approve, pursuant to Los Angeles Municipal Code Sections 12.20.3.L and 11.5.7, a **Certificate of Compatibility and Project Permit Compliance** for the following project in the [Q]C4-2D-HPOZ Zone within the Highland Park-Garvanza Historic Preservation Overlay Zone and the Avenue 57 Transit Oriented District Specific Plan, the construction of a new one-story, 496 square-foot self-service, single-car automated car wash facility with attached equipment room at an existing gas station, and 2) the **appeal of Negative Declaration**, ENV-2013-2373-ND as the environmental clearance for this action.

Recommended Action:

1. **Deny** the Appeal.
2. **Sustain** the Director of Planning's decision to approve, pursuant to Los Angeles Municipal Code Sections 12.20.3.L and 11.5.7, a Certificate of Compatibility and Project Permit Compliance for the following project in the [Q]C4-2D-HPOZ Zone within the Highland Park-Garvanza Historic Preservation Overlay Zone and the Avenue 57 Transit Oriented District Specific Plan; the construction of a new one-story, 496 square-foot self-service, single-car automated car wash facility with attached equipment room at an existing gas station.
3. **Adopt** Negative Declaration, ENV-2013-2373-ND as the environmental clearance for this action.

Staff: Shannon Ryan (213) 978-1220

DISCUSSION:

This case was heard on the October 8th East Los Angeles Area Planning Commission meeting and it has been continued to this date. The Senior City Planner gave a brief description of the case and submitted revised plans. He is filling in for the Planner who originally handled this case. The appellant's representative and the appellant's attorney spoke. Then the applicant and the applicant's representative spoke. There was couple of speakers in support of the project and there were several speakers against the project.

Rebuttal time was allowed. The Commission closed public comments. The Senior City Planner answered questions from the Commissioners then the Commission made a motion.

MOTION:

To grant the appeal. To override the Director of Planning's decision to approve, pursuant to Los Angeles Municipal Code Sections 12.20-3.L and 11.5.7, a Certificate of Compatibility and Project Permit Compliance for the following project in the [Q]C4-2D-HPOZ Zone. Not to adopt Negative Declaration, ENV-2013-2373-ND as the environmental clearance for this action. Adopting a finding that there was insufficient evidence to support a conclusion that the project would not have a noise impact.

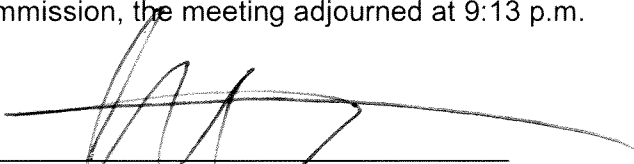
Moved: Commissioner Arellano
Seconded: Commissioner Membreno
Ayes: Commissioner Villanueva
Nays: Commissioners Choi and Stein

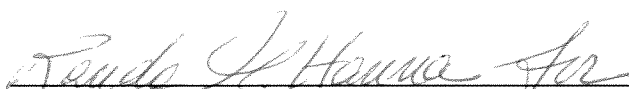
Vote: 3 - 2

4. PUBLIC COMMENT PERIOD

There were no public speakers.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 9:13 p.m.



Christopher Arellano, President

Randa M. Hanna for Fely C. Pingol, Commission Executive Assistant
East Los Angeles Area Planning Commission

Adopted on 11/14/15