

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, December 10, 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 President Christopher Arellano at 4:39 p.m.

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

Commissioner absent: None

1. DEPARTMENT REPORT

A. Items of interest

Mr. Craig Weber, Senior City Planner, updated the Commission on the following:

- A Public Workshop was held in the Elysian Valley Area regarding possible modifications to the Zoning "Q" Conditions, 50 people attended the workshop
- There will be an on-going meetings in partnership with a company on some policy development; a one small way to implement various River Master Plan effort.
- A Public Hearing was held in Eagle Rock regarding an amendment to the Colorado Specific Plan to change or delete the hours of operation that applies to the Specific Plan area.

Mr. Weber also distributed new binders for the Commissioners' reference on different Specific Plans, Overlay Zones, Historic Preservation Overlay Zones (HPOZ), Community Plans, etc. and he walked the Commission through each Section of the binder.

He also responded to Commission questions.

2. COMMISSION BUSINESS

A. Advance Calendar

Meeting of December 24, 2014 will be canceled.

B. Commission Requests

None

3. **ZA-2014-1626-CUB-CU-1A**

CEQA: ENV-2014-1627-CE

Plan: Silver Lake-Echo Park-Elysian Valley

Council District: 13

Location: 2924 West Bellevue Avenue

Expiration Date: 12/29/14

Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Action:

An **appeal** of the Zoning Administrator's decision, to **deny**, pursuant to Los Angeles Municipal Code Section 12.24-W,27, a request for a **Conditional Use** to permit hours of operation beyond the hours of 7 a.m. to 11 p.m., which is otherwise not permitted within a commercial corner establishment/mini-shopping center, in the C1-1VL Zone; to **approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a **Conditional Use** to permit the sale and dispensing of beer and wine only for on-site consumption; and the Zoning Administrator's decision to **adopt** the action of the Lead Agency in issuing Categorical Exemption ENV-2014-1627-CE as the environmental clearance for this action.

Applicant: Mousa Kraish

Representative: Eddie Navarrette, FE Design and Consulting

Appellants: Nicole Elin Antoine, Barbara Ringuette (Appellant and Representative)

Carlos A. Etcheverry, Quinnevere Guinhawa, Will Guinhawa, and

Doris Guinhawa

Recommended Action:

- 1) **Deny** the appeal.
- 2) **Sustain** the Zoning Administrator's decision, to **approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a **Conditional Use** to permit the sale and dispensing of beer and wine only for on-site consumption.
- 3) **Adopt** the findings of the Zoning Administrator.
- 4) **Adopt** the action of the Lead Agency in approving ENV-2014-1627-CE as the environmental clearance for the Project.

Staff: Jonathan Hersey (213) 978-1337

Planning Staff presented the case and answered Commission question.

Two of the Appellants testified for the appeal.

The Commission took a ten-minute break and reconvened at 5:30 p.m.

Six speakers testified for the appeal and against the proposal; five testified in support of the proposal. One letter was read for the record also in support of the project.

Applicant testified for the proposal.

Both Representatives of the Applicant and Appellant were given time to rebut and answered questions of the Commission.

The President closed Public Hearing and Commission deliberated.

Motion: Deny the appeal; sustain the Zoning Administrator's decision to approve a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption; adopt the findings of the Zoning Administrator; and adopt ENV-2014-1627-CE as the environmental clearance for the project.

Moved: Commissioner Choi

Seconded: Commissioner Arellano

Ayes: Commissioners Membreno, Stein, and Villanueva

Vote: 5-0

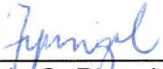
4. PUBLIC COMMENT PERIOD

Applicant for Case No. DIR-2013-2372-SPP-CCMP-1A which was last heard November 12, 2014 regarding his request for reconsideration.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 6:58 p.m.



Christopher Arellano, President



Fely C. Pingol, Commission Executive Assistant
East Los Angeles Area Planning Commission

Adopted on 1/28/15