

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 11, 2015, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Daphne Brogdon, Acting President
Kimberly Chemerinsky, Commissioner
Jennifer Chung Kim, Commissioner
Bricia Lopez, Commissioner
Christina Oh, Commissioner

Rhonda Ketay, Commission Executive Assistant I
(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3 and 4.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – July 14, 2015

D. Election of Officers

3. **ZA-2013-3210-ZV-1A**

CEQA: ENV-2013-3211-ND

Plan: Hollywood

Council District: 4 - Ryu

Expiration Date: 8/11/15 extended

Appeal Status: Zone Variance further
appealable if approved

CONTINUED FROM DECEMBER 9, 2014 AND JANUARY 13, 2015

PUBLIC HEARING

LOCATION: 2134 North Vermont Avenue

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to City Charter Section 562 and the Los Angeles Municipal Code Section 12.27-B,1, to Deny a Zone Variance from LAMC Section 12.10-A to allow the sale of beer and wine for off-site consumption at an existing 24-hour gas station/mini-mart as otherwise not allowed in the R3-1 Zone and to not adopt the action of the Lead Agency in issuing Negative Declaration ENV-2013-3211-ND as the environmental clearance for the Project.

APPLICANT: North America Enterprise Investment, Inc. (dba Los Feliz Service Station)
Representative: Milan L. Garrison, Maxsum Development, LLC

APPELLANT: Same

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator to deny:
 - a. Zone Variance from LAMC Section 12.10-A to allow the sale of beer and wine for off-site consumption at an existing 24-hour gas station/mini-mart as otherwise not allowed in the R3-1 Zone.
4. **Do not adopt** Negative Declaration ENV-2013-3211-ND.

Staff: Maya Zaitzevsky (213) 978-1318

4. **ZA-2014-1946-CUB-1A**

CEQA: ENV-2010-2015-MND-REC2

Plan: Wilshire

Council District: 10 - Wesson

Expiration Date: 8/30/15

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 608 South New Hampshire Avenue

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to DENY, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant and 10-room karaoke establishment in the C2-2 Zone, and to not adopt Mitigated Negative Declaration ENV-2010-2015-MND-REC2 as the environmental clearance for this action.

APPLICANT: Jong Ku Chat, NRB, LLC
Representative: Darlene Kuba

APPELLANT: NRB, LLC
Representative: Alex Y. Woo, Genesis Consulting Inc.

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator to deny:
 - a. Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant and 10-room karaoke establishment in the C2-2 Zone.
4. **Do not adopt** Negative Declaration ENV-2010-2015-MND-REC2.

Staff: Fernando Tovar (213) 978-1318

5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central, Area Planning Commission
will be held at **4:30 p.m. on Tuesday, August 25, 2015** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.