

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, August 11, 2015
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 Acting President Brogdon at 4:34 p.m.

Commissioners present: Daphne Brogdon, Kimberly Chemerinsky, Jennifer Chung Kim, and Christina Oh

Commissioner absent: Bricia Lopez

1. DEPARTMENTAL REPORT

The Mobility Element of the General Plan was approved by the City Council on August 11, 2015. The Historic Broadway Sign Supplemental Use District and related amendments to the Broadway Theater and Entertainment District Design Guide (Broadway CDO), associated [Q] "Qualified" Conditions, and the Broadway Streetscape Master Plan will be before the City Planning Commission on August 13, 2015.

2. COMMISSION BUSINESS

- A. Advanced Calendar – no changes
- B. Commission Requests – none
- C. Minutes of meeting – July 14, 2015

Motion: to approve the minutes from July 14, 2015.

Moved: Chung Kim
Seconded: Chemerinsky
Ayes: Brogdon
Absent: Lopez

Vote: 3 - 0

Commissioner Oh did not attend on July 14, 2015.

ITEM NO. 4 TAKEN OUT OF ORDER.

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

DISCUSSION:

The Zoning Administrator gave a summary of the case. The appellant's representative spoke, followed by an LAPD Officer. There were two speakers against the appeal. City Councilmember's staff spoke against the appeal. The appellant's representative was given rebuttal time. Public comment was closed and the Commission discussed the case at length.

Motion: To adopt the Findings of the Zoning Administrator, deny the appeal, 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, and to not adopt Negative Declaration ENV-2010-2015-MND-REC2.

Moved: Chemerinsky
Seconded: Brogdon
Ayes: Chung Kim and Oh
Absent: Lopez

Vote: 4 – 0

COMMISSIONER CHERMERINSKY RECUSED HERSELF FROM THE FOLLOWING CASE.

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

DISCUSSION:

The Zoning Administrator gave a summary of the case. The appellant's representative spoke. City Councilmember's staff spoke against the appeal. The appellant's representative was offered rebuttal time. Public comment was closed and the Commission discussed the case at length.

Motion: To adopt the Findings of the Zoning Administrator, deny the appeal, 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, and to not adopt Negative Declaration ENV-2013-3211-ND.

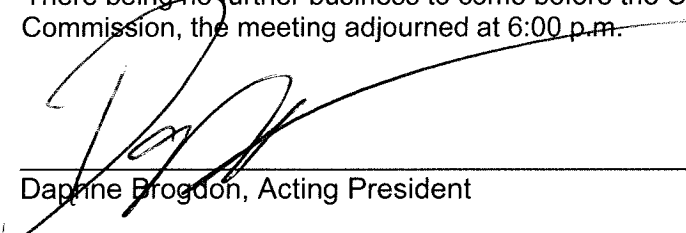
Moved: Brogdon
Seconded: Chung Kim
Ayes: Oh
Recused: Chemerinsky
Absent: Lopez

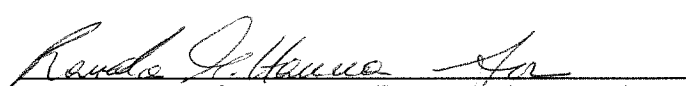
Vote: 3 – 0

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 6:00 p.m.



Daphne Brogdon, Acting President

Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on September 08, 2015