

CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
**OFFICIAL** MINUTES  
TUESDAY, SEPTEMBER 24, 2024 REGULAR MEETING  
LOS ANGELES CITY HALL, 10TH FLOOR, ROOM 1010  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](https://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

Commission President Maleena Lawrence called the regular meeting to order at 4:39 p.m. with Commissioners Derek Powell and Julie Stromberg in attendance.

Commission Vice President Steve Kang was not in attendance.

Also in attendance were Matthew Lum, Senior City Planner, Ernesto Velazquez, Deputy City Attorney, Commission Office staff participation included Denise Otero, Commission Executive Assistant I, Cecilia Lamas, Commission Executive Assistant II, Marcos G. Godoy and Diego Vazquez, Administrative Clerks.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Matthew Lum, Senior City Planner, on behalf of Director of Planning, Vince P. Bertoni, reported on the following:
  - The Housing Element Rezoning Program will be considered by the City Planning Commission (CPC) Thursday, September 26, 2024 at 8:30 am. The staff recommendation report and associated materials are available [here](#) (planning website under plans and policies tab. The public can provide comment in two ways: You can attend in person in the John Ferraro Council Chamber, Room 340, City Hall, 200 N. Spring St. (entrance on Main St)., Los Angeles 90012 OR You can also join virtually via Zoom and provide public comment. The public can also listen via telephone, (213) 621-2489 OR (818) 904-9450.
  - The Environmental Justice Team in the City Planning Department Policy Bureau recently completed a year of outreach and is now drafting plans and policies for public review. This involves a targeted update to the City’s Open Space Element and the development of a new Environmental Justice Element that combines the City’s existing Health and Air Quality Elements. The General Plan Updates will address issues related to land use, sustainability, open space, climate equity, and environmental justice, centering the voices of those most impacted by environmental injustices.
- Ernesto Velazquez, Deputy City Attorney, had no report.
- Commission Requests:
  - Commission President Lawrence and Commissioner Stromberg announced planned absences for November 26, 2024.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 5**

**ZA-2023-4481-CUB-1A**  
CEQA: ENV-2023-4482-CE  
Plan Area: Wilshire

Council District: 10 – Hutt

**PUBLIC HEARING HELD**

**PROJECT SITE:** 3300 West 8th Street

**IN ATTENDANCE:**

Christina Toy Lee, Associate Zoning Administrator, representing the Planning Department; Steve Kim, representing the Appellant; Nathan Freeman, representing Applicant; Hakim Parkee-Davis representing Council District 10 on behalf of Councilmember Heather Hutt.

**MOTION:**

Commissioner Stromberg moved to put forth the actions below in conjunction with the following Project, with Modifications and Amendments, as stated on the record:

Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 5,000 square-foot restaurant and karaoke establishment with 15 enclosed karaoke rooms and a total of 133 indoor seats with hours of operation from 5:00 p.m. to 12:00 a.m., Sunday through Thursday, and 5:00 p.m. to 1:30 a.m., Friday and Saturday.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. Grant the appeal in part and deny the appeal in part, sustain the Zoning Administrator's Determination dated July 12, 2024;
3. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant/karaoke establishment in the C2-1, PB-2 and R4-2 Zones;
4. Adopt the Conditions of Approval, as Modified by the Commission; and

5. Adopt the Findings, as Amended by the Commission.

Commissioner Powell seconded the motion and the vote proceeded as follows:

Moved: Stromberg  
Second: Powell  
Ayes: Lawrence  
Absent: Kang

**Vote: 3 – 0**

**MOTION PASSED**

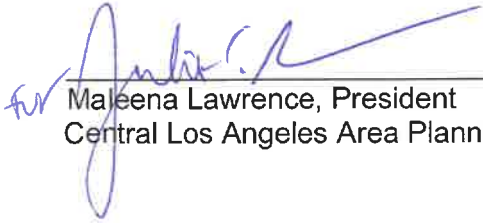
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There being no further business before the Commission, President Lawrence adjourned the meeting at 7:47 p.m.



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Denise Otero, Commission Executive Assistant I  
Central Los Angeles Area Planning Commission



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Maleena Lawrence, President  
Central Los Angeles Area Planning Commission

**ADOPTED**  
**CITY OF LOS ANGELES**

**SEP 24 2024**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**