CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, OCTOBER 14, 2025 REGULAR MEETING
LOS ANGELES CITY HALL, 10th FLOOR, ROOM 1010
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

MINUTES OF 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.** 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.

The Central Los Angeles Area Planning Commission regular meeting of October 14, 2025 was conducted in person in Los Angeles City Hall, 10th Floor, Room 1010 and via Zoom webinar in a hybrid meeting format.

Commission President Maleena Lawrence called the meeting to order at 4:33 p.m. with Commission Vice President Julie Stromberg and Commissioners Duncan Sachdeva and Steven Welliver in attendance.

Commissioner Derek Powell was not in attendance.

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

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Matthew Lum, Senior City Planner, gave a report on behalf of Vincent P. Bertoni, Director of Planning.
- Ernesto Velazquez, Deputy City Attorney, had no report.
- Commission Requests:
  - Commission President Lawrence announced a planned absence for the meeting of October 28, 2025. Commissioner Welliver announced a planned absence for the meeting of November 25, 2025.Commission Vice President Stromberg announced a planned absence for the meeting of December 9, 2025.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2017-2719-CUB-PA1-1A Council District: 14 – Jurado
CEQA: ENV-2023-8143-CE Last Day to Act: 10-23-25
Plan Area: Central City North

PUBLIC HEARING HELD

PROJECT SITE: 216 South Alameda Street
(237 South Rose Street and 524 East Traction Avenue)

IN ATTENDANCE:
Christine Saponara, Associate Zoning Administrator representing the Planning Department; and Maragret Taylor, representing the Applicant.

Jennifer Ko, Appellant, was not in attendance in person but did attend virtually and participated in public comment.

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

Permit the continued sale of beer and wine for on and off- site consumption in conjunction with an existing 27,705 square foot brewery/tavern/event hall/ tasting room (Angel City Brewery) with 384 interior seats and a 3,700 square foot patio with 92 outdoor seats. Hours of operation for the brewery/tavern/event hall/ tasting room will continue from 11:00 a.m. to 2:00 a.m., daily. The proposed outdoor patio hours of operation will be from 11:00 am -11:00 pm, daily.

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 there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal in part and grant the appeal in part, and sustain the Zoning Administrator's Determination dated July 24, 2025;
3. Approve, pursuant to Section 12.24 M of the Los Angeles Municipal Code, a Plan Approval to permit the continued sale of beer and wine of alcoholic beverages for on- and off-site consumption with an existing 27,705 square foot brewery/tavern/event hall/ tasting room with interior 384 interior seats and a 3,700 square foot patio with 92 outdoor seats within the M3-1-RIO with additional terms and conditions;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated October 10, 2025; and
5. Adopt the Findings.

Commission Vice President Stromberg seconded the motion and the vote proceeded as follows:

Moved: Welliver
Second: Stromberg
Aye: Lawrence, Sachdeva
Absent: Powell

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

ZA-2024-7495-CUB-1A Council District: 10 – Hutt
CEQA: ENV-2024-7496-CE Last Day to Act: 10-26-25
Plan Area: Wilshire

PUBLIC HEARING HELD

PROJECT SITE: 3528 West 8th Street, Units D & E
(3528 – 3546 West 8th Street, 816 – 820 South Oxford Avenue; 805 – 811 South Serrano Avenue)

IN ATTENDANCE:
Jonathan Hershey, Associate Zoning Administrator representing the Planning Department; and Steve Kim, representing the Applicant.

Quanquan Jin, Appellant, did not attend in person or virtually. Staff made several attempts to contact the Appellant, but they could not be reached with the information provided on the Appeal Application.

MOTION:
Commissioner Sachdeva moved to put forth the actions below in conjunction with the following Project, as stated on the record:

Proposed sale and dispensing of a full line of alcoholic beverages in conjunction with a new 6,737 square foot restaurant and karaoke studio with 20 rooms and 176 indoor seats, with proposed hours of operation from 11:00 a.m. to 4:00 a.m., daily, and alcohol sales from 11:00 a.m. to 2:00 a.m., daily.

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 there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. Deny the appeal and sustain the Zoning Administrator's Determination dated July 3, 2025;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Sachdeva
Second: Welliver
Aye: Lawrence

Nay: Stromberg
Absent: Powell

Vote: **3 – 1**

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

MAR 26 2026

CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business before the Commission, President Lawrence adjourned the meeting at 5:57 p.m.

Maleena Lawrence, President
Central Los Angeles Area Planning Commission

S.G.
Stephanie Gavidia, Commission Executive Assistant I
Central Los Angeles Area Planning Commission