

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Area Planning Commission Meeting Minutes  
September 26, 2017  
200 North Main Street, City Hall, 10<sup>th</sup> Floor Conference Room  
Los Angeles, California 90012

MINUTES OF THE CENTRAL AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order at 4:45 p.m. with Commissioners Chung Kim, Mendez, and DelGado present. Commissioner Chemerinsky was not in attendance.

Also present Patricia Diefenderfer, Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant and Jason Wong, Senior Administrative Clerk, Commission Office Staff.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT**

Patricia Diefenderfer presented a brief report on the following items of interest:

- Housing Ordinance Initiatives
- Transit Oriented Guidelines

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**ITEM NO. 2**

**COMMISSION BUSINESS**

A. Advanced Calendar

Commissioner Mendez announced she will not be available to attend the October 24, 2017 and December 12, 2017 Central Area Planning Commission meetings.

B. Commission Requests

There were no requests made by the Commission.

C. Approval of the Minutes

Commissioner Mendez moved to approve the Minutes of September 12, 2017. Commissioner Chung Kim seconded the motion and the vote proceeded as follows:

Moved: Mendez  
Seconded: Chung Kim  
Ayes: DelGado  
Absent: Chemerinsky

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representatives.

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**ITEM NO. 4**

**GENERAL PUBLIC COMMENT**

Three members of the public addressed the Commission.

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**ITEM NO. 5**

**RECONSIDERATION**

There were no items moved for reconsideration..

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**ITEM NO. 6**

**AA-2017-305-PMLA-SL-1A**

CEQA: ENV-2017-306-CE

Plan Area: Hollywood

Council District: 5 - Koretz

Last Day to Act: 09-26-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 539 North Spaulding Avenue

**IN ATTENDANCE:**

Rocky Wiles, Commission Office Manager

**MOTION:**

Commissioner Chung-Kim moved to continue to the matter to the Central Los Angeles Area Planning Commission meeting of October 10, 2017. Commissioner Mendez seconded the motion and the vote proceeded as follows:

Moved: Mendez  
Seconded: Chung Kim  
Ayes; DelGado  
Absent: Chemerinsky

**Vote: 3 - 0**

**MOTION PASSED**

President Chung Kim took Item No. 8 out of order to consider a request for continuance.

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**ITEM NO. 8**

**ZA-2016-4691-ZV-1A**

CEQA: ENV-2016-4692-CE

Plan Area: Hollywood

Council District: 13 – O'Farrell

Last Day to Act: 10-17-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 928 North Western Avenue

**IN ATTENDANCE:**

Henry Chu, Associate Zoning Administrator

**MOTION:**

Commissioner Mendez moved to continue to the matter to the Central Los Angeles Area Planning Commission meeting of October 10, 2017. Commissioner DelGado seconded the motion and the vote proceeded as follows:

Moved: Mendez  
Seconded: DelGado  
Ayes; Chung Kim  
Absent: Chemerinsky

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 7**

**ZA-2016-4013-CUB-1A**

CEQA: ENV-2016-4014-CE

Plan Area: Hollywood

Council District: 4 - Ryu

Last Day to Act: 10-09-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7439 West Sunset Boulevard

**IN ATTENDANCE:**

Aleta James, Associate Zoning Administrator; Mate Varga, applicant's representative; appellant was not present.

**MOTION:**

Commissioner Mendez put forth the actions below in conjunction with the approval of the following, with modifications to the conditions of approval as stated on the record: a

The sale and dispensing of full line of alcoholic beverages for on-site consumption in conjunction with an existing two-story, 1,598 square-foot restaurant in the C4-1D Zone.

1. **Determine** based on the whole of the administrative record, the Project is ~~exempt~~ from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Zoning Administrator's determination to approve a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings.

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

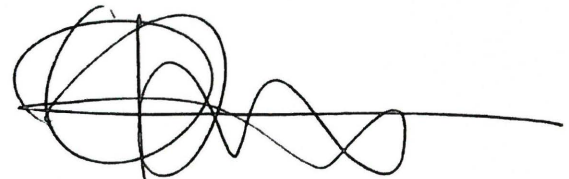
Moved: Mendez  
Seconded: DelGado  
Ayes: Chung Kim  
Absent: Chemerinsky

**Vote: 3 - 0**

**MOTION PASSED**

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There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:10 p.m.



OLIVER R  
DELGADO

Oliver DelGado, Vice-President  
Central Area Planning Commission



Etta Armstrong, Commission Executive Assistant I  
Central Area Planning Commission



Lys Mendez, Commissioner  
Central Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**OCT 10 2017**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**