

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission  
Regular Meeting  
Tuesday, May 24, 2016  
200 North Spring Street, 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 Commission President Chemerinsky at 4:40P.M.

Commissioners present: Jennifer Chung Kim, and Daphne Brogdon

Commissioners absent: Christina Oh

**1. DEPARTMENTAL REPORT**

The Senior City Planner, Patricia Diefenderfer, brought additional updates to the commission regarding the Baseline Mansionization Ordinance and the Baseline Hillside Ordinance.

**2. COMMISSION BUSINESS**

**A. Advanced Calendar**

There were no changes to the advance calendar.

**B. Commission Requests**

Commissioner Chemerinsky announced that she will not be available for the June 14, 2016, regular commission meeting.

**C. Approval of the Minutes - May 10, 2016**

**Motion:**

To approve the minutes of **May 10, 2016:**

**Moved:** Brogdon

**Seconded:** Chemerinsky

**Ayes:** Chung Kim

**Absent:** Oh

**Vote:** 3 – 0

The Commission President called Item No. 4 out of order, and proceeded with the case.

4. **ZA-2015-3269-CUB-1A**

**CEQA:** ENV-2015-3270-MND

**Community Plan:** Hollywood

**Council District No.:** 5 - Koretz

**Expiration:** June 28, 2016

**Appeal Status:** Not Further Appealable

**PUBLIC HEARING:**

**LOCATION:** 7500 West Melrose Avenue

**Requested Action:**

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to approve a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a pharmacy/drugstore in the C4-1XL-O Zone, and the decision to adopt the action of the Lead Agency in issuing the Mitigated Negative Declaration ENV-2015-3270-MND as the environmental clearance for the above referenced project.

**APPLICANT:** Dotty Hardinger, CVS Caremark c/o Boos Development West, LLC  
Representative: Margaret Taylor, Apex LA

**APPELLANT #1:** Paulette R Caswell, Ph.D.  
Representative: Patrick W Seamans, M.Arch., Ph.D., INDIVIDUAL, Mid-City West Community Council Board of Directors, Planning and Land Use Committee

**APPELLANT #2:** Michael DeNitto, CVS Caremark c/o Boos Development West, LLC  
Representative: Margaret Taylor, Apex LA (Appeal in Part)

**Recommended Action**

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the actions of the Zoning Administrator's decision's to approve a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a pharmacy/drugstore in the C4-1XL-O Zone.
4. To adopt the action of the Lead Agency in issuing the Mitigated Negative Declaration for the above referenced project.

**Zoning Administrator:** Rocky Wiles (213) 202-5464

The Commission President announced that she had to recuse herself from this case. The meeting was turned over to Commission Vice President Brogdon who announced a loss of a quorum and the re-scheduling of the case to be heard on June 28, 2016.

Commission Vice-President Brogdon returned the meeting back over to the presiding Commission President Chemerinsky who continued with the established agenda as outlined.

3. **ZA-2015-3408-CU-1A**

**CEQA:** ENV-2015-3409-CE

**Community Plan:** Wilshire

**Council District No.:** 5 – Koretz

**Expiration Date:** June 15, 2106

**Appeal Status:** Not Further Appealable

**PUBLIC HEARING**

**LOCATION:** 300-302 South Robertson Boulevard

**Requested Action:**

An appeal of the Zoning Administrator's decision to deny a Conditional Use Permit to allow hours of operation from 4:00 a.m. to 11:00 p.m. in lieu of the otherwise permitted hours of 7:00 a.m. to 11:00 p.m. in conjunction with an existing dialysis center, and find that the project to be Categorically Exempt per Notice Exemption No. ENV-2015-3409-CE.

**APPLICANT:** 300 South Robertson Dialysis, LLC  
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

**APPELLANT:** Same as Applicant

**Recommended Action**

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain action of the Zoning Administrator's decision to deny a conditional Use Permit to allow hours of operation from 4:00 a.m. to 11:00 p.m. in lieu of the otherwise permitted hours of 7:00 a.m. to 11:00 p.m. in conjunction with an existing dialysis center.
4. Do Not Find that the project is Categorically Exempt, **ENV-2015-3409-CE** from environmental review pursuant to Article III, Section I, and Class I Category 22 of the City of Los Angeles CEQA Guidelines.

**Associate Zoning Administrator:** Fernando Tovar (213) 978-1303

**Discussion:**

Fernando Tovar, City Planner, presented his report regarding the Conditional Use Permit. The Planner gave a descriptive power-point presentation of the site. Several questions were asked by the commissioners.

The applicant was called to present their case to discuss the usage of the described project for the allotted time of (5) five minutes. The commission asked detail questions of the applicant regarding the report presented. The public comment period was open and (2) two minutes were given to those who were for and against the appeal.

The Council Representative of Council District 5, Faisal Alserri, spoke in favor for the applicant's business and suggested some type of mitigation to be set forth as a plan of compromise between the residences and the business owner.

Rebuttal time of (2) two minutes was given to the applicant, and the public comment period was closed. The commission began to deliberate and a motion was form.

**MOTION:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** action of the Zoning Administrator's decision to deny a conditional Use Permit to allow hours of operation from 4:00 a.m. to 11:00 p.m. in lieu of the otherwise permitted hours of 7:00 a.m. to 11:00 p.m. in conjunction with an existing dialysis center.
4. **Do not find** that the project is Categorically Exempt, **ENV-2015-3409-CE** from environmental review pursuant to Article III, Section I, and Class I Category 22 of the City of Los Angeles CEQA Guidelines.


**Moved:** Brogdon  
**Seconded:** Chemerinsky  
**Ayes:** Chung-Kim  
**Absent:** Oh

**Vote:** 3 - 0

5. **PUBLIC COMMENT PERIOD**

There were no speakers for the public comment period.

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 6:22P.M.

  
Kimberly Chemerinsky, President  
Central Area Planning Commission

  
Renee Glasco, Commission Executive Assistant I  
~~South~~ Los Angeles Area Planning Commission  
CENTRAL

**ADOPTED**  
CITY OF LOS ANGELES

**JUN 28 2016**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**