

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, July 26, 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 **planning.lacity.org**.

The meeting was called to order by Commission President Chemerinsky at 4:37p.m.
Commissioners present: Daphne Brogdon, and Christina Oh
Commissioner absent: Jennifer Chung-Kim

1. DEPARTMENTAL REPORT

Patricia Diefenderfer, Senior Planner, updated the commission on the Baseline Mansionization Ordinance and Baseline Hillside Ordinance. She stated that the ordinance went before the City Planning Commission on July 14, 2016, which approved the staff recommendations.

2. COMMISSION BUSINESS

A. Advanced Calendar

Commissioner Oh stated that she will not be available for the August 9, 2016, regular commission meeting.

Commissioner Chemerinsky stated that she will not be available for October 25, 2016, regular commission meeting.

Commissioner Brogdon stated that she will not be available for November 8, 2016, regular commission meeting.

B. Commission Requests

There were no commission requests.

C. Approval of the Minutes

There minutes are tabled for the following meeting of August 9, 2016.

3. NEIGHBORHOOD COUNCIL

There were no presentation by a Neighborhood Council representative on any related items on the July 26, 2016, agenda.

4. **ZA-2015-4194-CUB-1A**
CEQA No.: ENV-2015-4195-CE
Community Plan: Wilshire
Council District No.: 13 – O'Farrell

Expiration Date: July 26, 2016
Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 4168 Beverly Boulevard

Requested Action:

4. An appeal of Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant. . Find that the project is Categorically Exempt, ENV-2015-4195-CE, from the environmental review pursuant to Article III, Section 1, Class 1, Category 22 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Mariscoes Los Kabos
Representative: Leticia Ayala

APPELLANT: Same

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the actions of the Zoning Administrator's decision to approve a Conditional Use to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant
4. Find that the project is Categorically Exempt, ENV-2015-4195-CE, from the environmental review pursuant to Article III, Section 1, Class 1, Category 22 of the City of Los Angeles CEQA Guidelines.

Associate Zoning Administrator: Lourdes Green

Discussion:

Lourdes Green, Zoning Administrator, reported on the conditional use permit. She explained the difference between the Conditional Use Beverage, and the Conditional Use Exception which the applicant/appellant applied for and received which cause the default in renewing for the conditional use beverage permit. The Zoning Administrator went over conditions of determination in the report and the conditions recommended by Los Angeles Police Department that raised concerns for the applicant/appellant. The public comment period was opened, and the applicant/appellant presented argument for the appeal. The commission asked questions regarding the operation of the restaurant business.

Officer Francis Gustman, Los Angeles Police Department, Olympia Division, presented crime reports of the area and business establishment. He also updated the commission on undercover sting operations at the applicant/appellant's business location.

Rebuttal time was given to the applicant/appellant for three (3) minutes, and the public comment period was closed. The commission began to deliberate to construct a motion.

Motion:

1. **Adopt** the Findings of the Zoning Administrator, as modified.
2. **Grant** the appeal in part.
3. **Sustain** the actions of the Zoning Administrator's decision to approve a Conditional Use to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant
4. **Adopt** the Conditions of Approval, with modifications to Condition Nos.8, 10, and 35.
5. **Find** that the project is Categorically Exempt, ENV-2015-4195-CE, from the environmental review pursuant to Article III, Section 1, Class 1, Category 22 of the City of Los Angeles CEQA Guidelines.

Moved: Brogdon

Seconded: Oh

Ayes: Chemerinsky

Absent: Chung Kim

Vote: 3 - 0

The commission took a brief recess at 5:30p.m., and reconvened the meeting at 5:38p.m. to return to the established agenda as outlined.

5. **DIR-2015-4401-BSA-1A**

CEQA: N/A

Community Plan: Westlake

Council District No.: 1 - Cedillo

Expiration: July 27, 2016

Appeal Status: Not Appealable

PUBLIC HEARING:

LOCATION: 1100 Wilshire Boulevard

Requested Action:

An appeal of the Director of City Planning's decision to deny an appeal that the Department of Building and Safety erred or abused its' discretion in issuing Building Permit Numbers 12016-10000-12951, 12016-10000-00952 and 15016-10000-02958 for the change of use from parking garage to basement storage incidental to residential dwelling units and the commercial uses.

APPLICANT: 1100 Wilshire Garage LLC

APPELLANT: 1100 Wilshire Property Owners Association, Tom Canas, Marie Givertz
Representative: Douglas P. Carstens, Chatten-Brown & Carstens

Recommended Action:

1. **Adopt** the Findings of the Director of Planning.
2. **Deny** the appeal.
3. **Sustain** the Director of City Planning's decision to deny an appeal that the Department of Building and Safety erred or abused its' discretion in issuing Building Permit Numbers 12016-10000-012951, 12016-10000-00952 and 15016-10000-02958 for the change of use from a parking garage to a basement storage incidental to residential dwelling units and the commercial uses.

Associate Zoning Administrator: Jack Chiang (213) 978-0195

Discussion:

Jack Chiang presented the departmental report by describing the appeal points of the parking garage being converted into a basement storage. The public period was opened, and the appellant was called to speak on the appeal. The applicant's representative was given the same opportunity to speak against the appeal. There were many members of the community and residence who spoke in favor for the appeal as well as those who spoke against.

Rebuttal time was given to the appellant, and applicant for (3) minutes. Questions were asked of the Planning staff, and the public comment period was closed. The commission deliberated to create a motion.

Motion:

1. **Adopt** the Findings of the Director of Planning.
2. **Deny** the appeal.
3. **Sustain** the Director of City Planning's decision that the Department of Building and Safety did not erred or abused its' discretion in issuing Building Permit Numbers 12016-10000-012951, 12016-10000-00952 and 15016-1000-02958 for the change of use from a parking garage to a basement storage incidental to residential dwelling units and the commercial uses.

Moved: Chemerinsky

Seconded: Oh

Ayes: Brogdon

Absent: Chung Kim

Vote: 3 - 0

6. **ZA-2015-4186-CUB-1A**
CEQA: ENV-2015-4187-CE
Community Plan: Wilshire
Council District No.: 10 - Wesson

Expiration: August 15, 2016
Appeal Status: Not Appealable

PUBLIC HEARING:

LOCATION: 4155 West Pico Boulevard
(4157, & 4159 West Pico Boulevard / 1262, 1266, 1268 South Crenshaw Boulevard)

Requested Action:

An appeal, in part, of the Zoning Administrator's decision to approve a Conditional Use to permit the sale and dispensing of a beer and wine only in conjunction with a restaurant in the C4-1-O Zone, and find the project to be Categorically Exempt, ENV-2015-4187-CE, from environmental review pursuant to Article VII, Section I, and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Raehan Quereshi, GFC California, LLC
Representative: Cartomap Services

APPELLANT: Yoon Jung Kim

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal in part.
3. **Sustain** the Zoning Administrator's decision to approve a Conditional Use to permit the sale and dispensing of a beer and wine only in conjunction with a restaurant in the C4-1-O Zone.
4. **Find** the project to be Categorically Exempt, ENV-2015-4187-CE, from environmental review pursuant to Article VII, Section I, and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

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

Discussion:

Fernando Tovar, Planning Staff, described the project site by a visual lay-out the appellant's and applicant's location.

The commission called for the appellant to express concerns for the appeal. The applicant's representative was given the same opportunity to speak. The council representative, Jordon Beroukhim, council district #10, addressed the issues brought forth by the appellant, but the council district is in support of the applicant's business.

Rebuttal time of three (3) minutes was given to appellant and to the applicant. The commission closed public comment period to deliberate. The following motion was presented.

Motion:

1. **Adopt** the Findings of the Zoning Administrator, as modified.
2. **Grant** the appeal in part.
3. **Sustain** the Zoning Administrator's decision to approve a Conditional Use to permit the sale and dispensing of a beer and wine only in conjunction with a restaurant in the C4-1-O Zone, as modified.
4. **Find** the project to be Categorically Exempt, ENV-2015-4187-CE, from environmental review pursuant to Article VII, Section I, and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

Moved: Brogdon

Seconded: Oh

Ayes: Chemerinsky

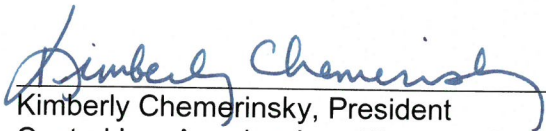
Absent: Chung Kim

Vote: 3 - 0

4. **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 8:30p.m.


Kimberly Chemerinsky, President
Central Los Angeles Area Planning Commission


Renee Glasco, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 23 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**