

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission  
Regular Meeting  
Tuesday, September 13, 2016  
200 North Spring Street, City Hall  
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED. 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 ONLINE AT [www.planning.lacity.org](http://www.planning.lacity.org).

The meeting was called to order by Commission Vice President Brogdon at 4:49 P.M.  
Commissioners present: Oliver DelGado, Jennifer Chung-Kim, and Christina Oh  
Commissioner absent: Kimberly Chemerinsky

**1. DEPARTMENTAL REPORT**

Senior Planner Blake Lamb introduced Rocky Wiles as the newly appointed supervisor for the Planning Commission office. She reported on the City Planning Commission's approval of two historic preservation areas in the Central Area, Oxford Square and Carthay Square. The Senior Planner stated that Bob Baker Theater, heard by this Commission, was appealed to the Planning and Land Use Management (PLUM) Committee of the City Council. It was reported that the Planning Department will host a Planning Day on October 6, 2016. The Senior Planner concluded her report with an announcement that the California American Planning Association Conference will be coming up at the end of October.

**2. COMMISSION BUSINESS**

- A. Advanced Calendar  
Commission Vice President reminded the Commission that November 8, 2016, is the Presidential Election Day.
- B. Commission Requests  
There were no commission requests.
- C. Approval of the Minutes

**Motion:**

Approve the August 23, 2016, minutes:

**Moved:** Chung-Kim

**Seconded:** Oh

**Ayes:** DelGado, and Brogdon

**Absent:** Chemerinsky

**Vote:** 4 – 0

D. Election of Officers

The commission consented to table the election of officers until a full commission is present.

3. **NEIGHBORHOOD COUNCIL**

Keith Nakata, a Neighborhood Council representative for Mid-City West Community Council, spoke on Item No. 5, Case No. ZA-2012-1171-CU-ZAA by reading into the record a motion dated June 9, 2016.

4. **ZA-2015-1231-ELD-1A**

**CEQA:** ENV-2015-1232-MND

**Community Plan:** Wilshire

**Council District No.:** 5 – Koretz

**Expiration Date:** June 27, 2016

**Appeal Status:** Not Further Appealable

**PUBLIC HEARING – CONTINUANCE FROM JUNE 28, 2016**

**LOCATION:** 8467-8469 West 4<sup>th</sup> Street

**Requested Action:**

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 14.3.1, the Zoning Administrator's Determination for the construction, use and maintenance of a new Eldercare Facility in the R2-1 Zone. Adopt the Mitigated Negative Declaration (MND) and adopt the Mitigation Monitoring Program for **ENV-2015-1232-MND**.

**APPLICANT:** Moti Michael Ganburd, Paya's Paradise, Inc.

Representative: Robert Chernov, Land Use Specialist, Inc.

**APPELLANT:** Same

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the action of the Zoning Administrator's decisions to deny the construction, use and maintenance of a new Eldercare Facility in the R2-1 Zone.
4. **Do Not Adopt** the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Program for **ENV-2015-1232-MND**.

**Associate Zoning Administrator:** Fernando Tovar

**Discussion:**

The Zoning Administrator, Fernando Tovar, stated that the applicant has asked for a continuance. The Commission called for the applicant, and questions were directed to justify a continuance. Following the applicant's explanation, the Commission declined the request and proceeded with the hearing.

The Zoning Administrator presented a descriptive case including viewpoints for the appeal. There were clarifying questions asked by the commissioners. The Zoning Administrator concluded his staff report by defining Elderly Care Facility, and his decision to deny the request.

The commission opened the public comment period by giving the applicant ten (10) minutes to speak on his appeal. Several members of the public who were in support of the appeal, submitted speakers cards but forfeited their right to speak. There were also nine (9) members of the public who were against the appeal who presented testimony. Shawn Bayliss, a representative of Councilman Paul Koretz office, Council District 5, spoke in support of the Zoning Administrator's decision.

Seven (7) minutes of rebuttal time was given to the applicant/appellant, and the public comment period was closed. The commission held discussion and a motion was put on the floor.

**MOTION:**

Adopt the recommended action presented by the Zoning Administrator.

**Moved:** Chung Kim  
**Seconded:** Oh  
**Ayes:** DelGado  
**Nays:** Brogdon  
**Absent:** Chemerinsky

**Vote:** 3-1

The commission took a short recess at 6:40 p.m. Commission Vice President Brogdon called the meeting back to order at 6:45 p.m., and the meeting continued as outlined.

5. **ZA-2012-1171-CU-ZAA-1A**  
**CEQA:** ENV-2012-1172-CE  
**Community Plan:** Wilshire  
**Council District No.:** 5 - Koretz

**Expiration:** September 29, 2016  
**Appeal Status:** Not Further Appealable

**PUBLIC HEARING:**

**LOCATION:** 138 North Laurel Avenue

**Requested Action:**

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.23-W,37, a Conditional Use to permit a surface parking lot and associated driveways on a R1-1 Zone property; and to approve pursuant to LAMC Section 12.28, an Adjustment from LAMC Section 12.08-C,1 to permit for a 15-foot front yard setback in lieu of the 24-foot prevailing setback otherwise required by LAMC Section 12.08-C,1; all in conjunction with the demolition of an existing single-family dwelling and the construction, use and maintenance of a surface parking lot and landscaping for use with an existing adjacent hotel. Find this project to be Categorically Exempt **ENV-2012-1172-CE**, from environmental review pursuant to Article 3, Section 1, and Class 11, Category 2 of the City of Los Angeles CEQA Guidelines.

**APPLICANT:** Beverly Laurel Motor Hotel, LLC  
Representative: Brian Lane-Koning Eizenberg Architecture

**APPELLANT:** Lori, Scott, and Alex Sale

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to approve:
  - a. a Conditional Use to permit a surface parking lot and associated driveways on a R1-1 Zone property
  - b. an Adjustment from Los Angeles Municipal Code (LAMC) Section 12.08-C,1 to permit for a 15-foot front yard setback in lieu of the 24-foot prevailing setback otherwise required by LAMC Section 12.08-C,1; all in conjunction with the demolition of an existing single-family dwelling and the construction, use and maintenance of a surface parking lot and landscaping for use with an existing adjacent hotel.
4. **Find** this project to be Categorically Exempt **ENV-2012-1172-CE**, from environmental review pursuant to Article 3, Section 1, and Class 11, Category 2 of the City of Los Angeles CEQA Guidelines.

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

**Discussion:**

The Zoning Administrator, Jack Chiang, addressed the points of the appeal and the structure of the case. The Commission asked detailed questions regarding the staff report. The public comment period was opened and the applicant and the appellant were given five (5) minutes each, to present their case. A few members of the public presented testimony in support and against the appeal.

Faisal Atserri, representing the office Councilman Koretz, Council District 5, expressed the council support of the planning staff's recommended action with a suggestion of having a full-time valet parking services on site. Rebuttal time of three (3) minutes was given to the appellant and applicant, before the public comment period was closed. The Commission put a motion on the floor.

**MOTION:**

Grant the appeal, overturn the Zoning Administrator's decision, and do not find the project to be categorically exempt.

**Moved:** Brogdon  
**Seconded:** Oh  
**Ayes:** Chung Kim and DelGado  
**Absent:** Chemerinsky

**Vote:** 4 - 0

The commission took a short recess at 8:05 p.m., and the meeting reconvened at 8:15 p.m. following the agenda as outlined.

6. **ZA-2009-3694-CUB-CUX-1A**  
**CEQA:** ENV-2009-3695-MND  
**Community Plan:** Westlake  
**Council District No.:** 1 - Cedillo

**Expiration:** September 20, 2016  
**Appeal Status:** Not Further Appealable

**PUBLIC HEARING:**

**LOCATION:** 333 South Boylston Street

**Requested Action:**

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 12.24-W, 1 and 18, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption and a Conditional Use for public dancing in conjunction with an existing 40,986 square-foot event venue with live entertainment and maximum proposed occupancy of 1,600 persons, with hours of operation between 11:00 a.m. and 2 a.m. daily, and extended hours until 4:00 a.m. during four specific holidays. Do not adopt the Mitigated Negative Declaration No. **ENV-2009-3695-MND-REC1**.

**APPLICANT:** George Luk/Anthony Fung, Los Angeles Ent. Ctr., LLC  
Representative: King Woods, King R. Woods & Assoc., Inc.

**APPELLANT:** Same  
Representative: Charles S. Krolikowski, Esq. Newmeyer & Dillion, LLP  
Representative: King Woods, King R. Woods & Assoc., Inc.

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal
3. **Sustain** the Zoning Administrator's decision to deny:
  - a. a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption
  - b. a Conditional Use for public dancing in conjunction with an existing 40,986 square-foot event venue with live entertainment and maximum proposed occupancy of 1,600 persons, with hours of operation between 11:00 a.m. and 2 a.m. daily and extended hours until 4:00 a.m. during four specific holidays.
4. **Do Not Adopt** the Mitigated Negative Declaration No. **ENV-2009-3695-MND-REC1**.

**Zoning Administrator:** Lourdes Green

**Discussion:**

The Zoning Administrator, Lourdes Green, gave a detailed and descriptive report of the facility and the reasons for her denial of the conditional use for the sale and dispensing of a full line of alcoholic beverages. She included a summary of the ABC license compliance and conditions required. She also stated the reasons for the appeal by the applicant/appellant.

The public comment period was open with the applicant/appellant speaking for ten (10) minutes for the appeal. A few members of the public spoke in support and against the appeal. Captain Jonathan Tom, Los Angeles Police Department (LAPD), Rampart Division, and Investigating Officer Beruman of LAPD, Detective Support Vice Division, Surveillance Unit, presented

testimony against the appeal. Additional testimony was heard from Officer Michael Dickes, LAPD, and John Whipple, Code Enforcement Inspector, Department of Building and Safety, against the appeal. Serio Inganzon, representing the office of Councilman Cedillo. Council District 1, spoke in favor of the planning staff's recommendation and against the appeal.

Rebuttal time was given to the applicant/appellant for four (4) minutes. The Commission called back to the table Officer Beruman to answer more questions, as well as the Zoning Administrator. The commission closed the public comment period to deliberate and a motion was put on the floor.

**MOTION:**

Adopt the recommended actions presented by the Zoning Administrator.

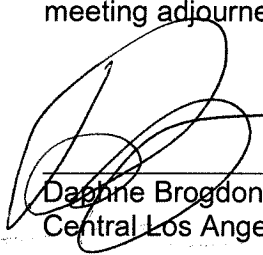
**Moved:** Chung Kim  
**Seconded:** Brogdon  
**Ayes:** DelGado and Oh  
**Absent:** Chemerinsky

**Vote:** 4 - 0

7. **PUBLIC COMMENT PERIOD**

There was one speaker for the public comment period.

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 10:20 p.m.



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Daphne Brogdon, Vice-President  
Central Los Angeles Area Planning Commission



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

**ADOPTED**  
CITY OF LOS ANGELES

**SEP 27 2016**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**