The meeting was called to order by Beverly Ziegler, President, at 4:37 p.m. Commissioners present: George Luk, and Scott Suh.

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

None.

2. **COMMISSION BUSINESS**

   A. Advance Calendar.

   B. Commission Requests.

   C. **ZA 1997-0785 (CUZ)**  Council District: 4  
      CEQA: MND 97-0356-CUZ  Location: 5353 West 3rd Street  
      Plan: Wilshire

      CLARIFICATION of modified Condition No. 7, to provide for prayer on Saturday mornings from 9:00 a.m. to 12:30 p.m. for students, their parents, and siblings.

      Commission Action:

      The Central Area Planning Commission approved clarification of Condition 7 as recommended by Staff, as follows:

      **Hours of operation - School:**  
      Monday through Friday, 7:30 a.m. to 6:00 p.m.; Saturday 4:30 p.m. to 9:30 p.m., indoors only

      **Hours of operation - Religious Study and Prayer**  
      Saturday, 9:00 a.m. to 12:30 p.m., indoors only  
      Sunday, 8:00 a.m. to 12:00 p.m. for religious education

      Moved: Commissioner Suh; Commissioner Luk seconded.  
      Vote: 3-0
3. **ZA 2001-1567(NC) - A1**
CEQA: ENV 2000-5311-CE Council District No. 1
Plan: Westlake Location: 1601 West 12th Street

AN APPEAL from the entire determination of an Associate Zoning Administrator’s denial pursuant to Los Angeles Municipal Code Section 12.23-A,6 of a Zoning Administrator’s determination to permit the continued use and maintenance of an existing nonconforming grocery store, selling beer and wine for off-site consumption with no on-site parking in the RD1.5-1 Zone.

Staff recommended denial of the appeal.

**Discussion:** The Associate Zoning Administrator presented a brief overview of this matter. The public hearing was held on June 13, 2001, at which time some of the issues raised in opposition were: the inappropriate use in a residential zone; the market not being a convenience since there are four other markets within close walking distance; the over concentration of this type of market; and two times the high crime rate in this area. Further, the Community Redevelopment Agency Representative stated that the conditional use would hamper redevelopment in the area.

At the appeal hearing held on November 27, 2001, the Mayor’s Office requested a continuance of this matter to today. The intent was to meet with representatives of the community, Los Angeles Police Department, and the Mayor’s Office to establish an agreement or common ground on this matter. There was no meeting held. Therefore, no additional information or new material has been submitted to the Zoning Administrator.

**The President opened the Public Hearing**

The Mayor’s and Council Offices supported the Zoning Administrator’s recommendation.

The owner’s wife spoke on behalf of her husband and requested an explanation of why the possibility of the store closure was being pursued.

Commissioner Suh expressed concern as to whether the applicant had been given an adequate explanation of the process.

The Associate Zoning Administrator stated that he could not confirm the applicant’s understanding, but that proper procedures were taken to ensure due process of this issue.

A representative of the Los Angeles Police Department, Rampart-Vice Division, testified in support of the Zoning Administrator’s decision to deny the appeal.
Three speakers testified in support of the applicant.

Two speakers testified in opposition to the applicant’s request.

**The President closed the Public Hearing**

**Commission Action:**

Commissioner Suh stated for the record his concerns regarding the appearance of certain small business owners being held responsible for the high crime rate, over-concentration of liquor stores, etc., in the area. Commissioner Suh further stated that the owners can not control what happens outside of their business, and therefore should not be penalized for creating any negative impacts in the community.

Moved: Commissioner Luk moved to deny the appeal and sustain the Zoning Administrator’s decision; President Ziegler seconded.

Vote: 2-1 (Commissioner Suh)

The Central Area Planning Commission’s 2-1 vote to deny the appeal, resulted in a failure to act.

4. **ZA 2001-2473(CUX)-A1**
   
   Council District: 13
   
   CEQA: MND 98-0182
   
   Location: 1775 North Ivar Avenue
   
   Plan: Hollywood
   
   Expiration Date: 12-26-01
   
   Not further appealable

AN APPEAL of conditions, elements or parts of an Associate Zoning Administrator’s approval pursuant to Los Angeles Municipal Code Section 12.24-W,18(a), for a conditional use to permit a public dance hall.

Staff recommended denial of the appeal.

Discussion: The Associate Zoning Administrator reviewed the specifics of this matter. He stated that the applicant’s original request was to have hours of dancing until 1:00 a.m. everyday. At the public hearing, hours for dancing was approved until 10:00 p.m. weekdays, and until midnight on weekends (Friday and Saturday). This decision was based on the Police Department not supporting the applicant’s request for hours and numerous complaints from the community that the applicant was not complying with previously imposed conditions.

**The President opened the Public Hearing**

The representative testified that granting the dancing permit for the hours of 8:00 p.m. to 10:00 p.m. coincided with the dining hours and that the hours are unreasonable. He further testified that the complaint was not regarding the hours of dancing, but the noise of the music, and that this issue has been mitigated by removing the speakers from outdoors.
A letter from the 13th Council District was submitted approving the applicant’s appeal.

A representative of the Los Angeles Police Department, Hollywood-Vice Division, testified in support of the Zoning Administrator’s decision to deny the appeal.

One speaker testified in opposition to the applicant’s request.

Three speakers testified in support of the applicant. The President read into the record 18 public speaker cards that were in support of the applicant’s request.

**The President closed the Public Hearing**

**Commission Action:**

Commissioner Suh expressed concern over the impact in the neighborhood of the dancing hours seven days a week. He stated that he would feel comfortable with a comprise in the hours of dancing on Sundays through Thursday until 11:00 p.m.; and Fridays and Saturdays until 12:30 p.m.

The Zoning Administrator stated that he felt that this case should be reviewed after a year to ensure that the applicant established a track record of compliance with existing conditions before granting further entitlement.

Moved: Commissioner Luk moved to deny the appeal and sustain the Zoning Administrator’s decision; President Ziegler seconded.

Vote: 2-1 (Commissioner Suh)

The Central Area Planning Commission’s 2-1 vote to deny the appeal, resulted in a failure to act.

5. **ZA 98-0399 (CUB)(PA)-A1**

Council District: 13

CEQA: MND 98-0187-CUB

Location: 1642 North Las Palmas Avenue

Plan: Hollywood

Expiration Date: 1-1-02

Not further appealable

AN APPEAL from the entire determination of an Associate Zoning Administrator’s denial pursuant to Los Angeles Municipal Code Section 12.24-M, for an expansion of hours until 6 a.m. daily, and expansion of an 800 square-foot outdoor patio area at an existing nightclub; review of conditions and requirement for a second review for the purpose of determining the need for revocation of the actual nightclub use within three months.

Staff recommended denial of the appeal.

**Commission Action:**
The Central Area Planning Commission lost their quorum at 6:15 p.m., therefore no action was taken on this issue. The Principal City Planner announced that this matter would be carried over to the next regular meeting for January 8, 2002.

6. **PUBLIC COMMENT PERIOD**

None.

Due to lack of a quorum of the Central Area Planning Commission, the meeting concluded at 6:15 p.m.

**ATTEST:**

__________________________________________

Beverly Ziegler, President

__________________________________________

Sheldred Alexander, Commission Executive Assistant I
Central Area Planning Commission