

CITY OF LOS ANGELES

CALIFORNIA

**PICO UNION
NEIGHBORHOOD COUNCIL
OFFICERS**
ZONING, LAND USE, AND PLANNING
COMMITTEE CHAIR.

Donna Kim



**PICO UNION
NEIGHBORHOOD COUNCIL**
LAND USE, AND PLANNING
MEMBERS
Sunny Kim
Kenneth Wyrick
Israel Chaidez

PICO UNION NEIGHBORHOOD COUNCIL ZONING, LAND USE, AND PLANNING COMMITTEE MINUTES

January 16, 2013

7:00pm

Kolping House

1225 S. Union Ave, Los Angeles, CA 90015

1. Call to Order - 7:00pm

2. Welcome remarks and Roll Call

- Present: Donna Kim, Israel Chaidez Sunny Kim, Mark Lee, Kenneth Wyrick,
- Mark Lee said that this was his last meeting as Zoning, Land Use, and Planning committee Chair and that he handed over his role as Chair to Donna Kim.

3. Zoning Discussion

- Mi Querido Pulgarcito Restaurant; ZA 2012-2491 new Conditional Use Permit with Corner Commercial Review, to both renew the existing conditional use entitlement, and request an expansion of the use.
- Lee Rabun, President of CLR Enterprises said that Freddy Castellon, general manager the “Mi Querido Pulgarcito” restaurant, had owned the restaurant for many years. In 2005 beer and wine permit was petition for and was granted in 2006. To date the restaurant has had no complaints from neighbors or law enforcement. The restaurant is 2300 Sq. ft open from 10am – 11pm daily. The entertainment currently is a jukebox. The request is to increase the size by 1100 sq. ft. On the current existing restaurant the hours of business will be 10am - 11pm Sunday through Wednesday, 10am-2am Thursday–Saturday. In the additional 1100 sq. ft. the hours of business will be 6pm-11pm Sun-Wed. In consideration of the neighboring high school, Thursday-Friday 6pm to 2am, on Saturday 10am to 2am for sporting events. Live entertainment will be 3 days per week, no more than four performances, and there will be no live dancing. The live entertainment will be a Karaoke machine. Entertainment will be 6pm-1am Friday, 10am-1pm Sat, 6pm-11pm Sun. The plan is to also increase alcohol to a full line. There is 2 other restaurant within 600 ft. that have permits that make it hard for the restaurant to compete. There is a restaurant called “San Salvador” 400 ft. away that has live entertainment, dancing, and full cocktail license. Donna Kim, Zoning, Land Use, and Planning committee Chair, said that she had visited the restaurant and saw that it appeared to be a family restaurant. She asked Lee Rabun how the restaurant would be expanded. Lee Rabun responded that it would be expanded to the East. Where right now there is a takeout restaurant. A separate business owned by a relative of Freddy Castellon. Sunny Kim, Zoning, Land Use, and Planning committee member, asked why the hours would be from 10am to 11pm. Lee Rabun responded that it would have longer business hours Thursday, Friday, and Sat. He mentioned that “San Salvador” was taking the patronage away as a consequence of their full line alcoholic license, live dancing, and entertainment. Since at 10:30pm everyone has to go, they go to “San

Salvador.” Sunny Kim asked about the hours of 6pm to 2am, and mentioned that currently it looks like restaurant but that with the changes it would look like a bar. He mentioned this is a sensitive area due to the proximity to a high school. Lee Rabun said that the existing restaurant would continue to open at 10am. The new part of the restaurant would open at 6pm. Kenneth Wyrick, Zoning, Land Use, and Planning committee member, asked if the restaurant was across from a Subway, and noted that it seemed to have ample parking. He noted that there is also an elementary school nearby. He asked how long ago others acquired their liquor licenses. Lee Rabun said that “San Salvador” restaurant had a license since 1990, and that they opened in 1995. “Lazaros Latin Lounge” was opened in 1976. He mentioned that the records for “Lazaros” date back to the 1930s. Donna Kim said that regarding the parking space. The back access is very narrow and she was concerned especially with the expanding hours. She asked how that would be resolved. Lee Rabun said that the parking lot was constructed in 1918. The parking lot is blocked by a structure. There is one way in one way out. Mark Lee said that he believed Donna wanted to ask if there are 37 parking spaces, 4 or 5 for business. Is that enough? Lee Rabun said that it was since the traffic for that complex is mostly by foot. The traffic is mostly local. Those who do drive park in the lot, rarely is it filled to capacity. When the President of el Salvador attended the restaurant an attendant was in place and the parking was adequate. Mark Lee said that in his perspective Karaoke was not live entertainment and asked why it was worded as such. Lee Rabun responded that The City attorney changes their mind often. That’s why we included the language. Israel Chaidez, Zoning, Land Use, and Planning committee member, asked if both restaurants currently open at 10am, and if so asked why one would in the future would open at 6pm. Won’t you lose business at one of your restaurants? Lee Rabun said that there would not be two restaurants. One will be an extension of the second restaurant, it will give additional space to one restaurant. Israel Chaidez asked if it could open at 2:30pm in order to take advantage of some of the adults coming out of the high schools. Donna Kim said that she didn’t agree since they serve beer and wine. Freddy Castellon said that his mom bought her first restaurant in 1995. I opened the second one. This is the third restaurant. When I bought the existing restaurant it was a Chinese restaurant that was built in 1918. I bought the next door restaurant. We have the same menus and same food for both restaurants. Every other restaurant around has karaoke, this is illegal, and I want to follow the rules. Donna Kim said that when visited the restaurant there was no signs selling liquor. If you have live entertainment I’m concerned but since you say that it’s just Karaoke. Lee Rabun said that the existing 2006 document has 41 conditions, and we are not changing any of those except the ones I told you about tonight. You might want to consider. Kenneth Wyrick motioned that the committee adopt the recommendations and for the board to consider, case# ZA 2012-2491(CUB). Donna seconded the motion, it was approved unanimously.

4. Public comments on non-agenda items within the committee’s subject matter jurisdiction.

5. Board Member comments on non-agenda items within the committee’s subject matter jurisdiction.

- Mark Lee said that as of the date of the meeting he would no longer Chair the Zoning, Land Use, and Planning committee.

6. Meeting adjournment

- Kenneth motioned the meeting to be adjourned. Donna seconded the motion, it was approved unanimously. Meeting Adjourned at 7:24pm.