

# **MASTER APPEAL FORM**

**WITH ATTACHMENTS**



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission, City Planning Commission, City Council, Director of Planning

Regarding Case Number: ZA-2015-4549 (COB)

Project Address: 3050 N. COOLIDGE AVE

Final Date to Appeal: JUNE 27, 2016

- Type of Appeal: Appeal by Applicant/Owner, Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved, Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): RICHARD CORTIZ

Company: RAC DESIGN BUILD

Mailing Address: 3048 N. COOLIDGE AVE

City: LA State: CA Zip: 90039

Telephone: (323) 663-9898 E-mail: rick@racdb.com

Is the appeal being filed on your behalf or on behalf of another party, organization or company?

- Self, Other

Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): KEVIN MULCAHY

Company: RAC DESIGN BUILD

Mailing Address: 3048 N. COOLIDGE AVE

City: LA State: CA Zip: 90039

Telephone: (323) 663-9898 E-mail: kevin@racdb.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed?  Entire  Part

Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: \_\_\_\_\_

Date: 6/27/2016

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only			
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:	
Receipt No: 0104599840	Invoice # 30487	Deemed Complete by (Project Planner): B. Wooten	Date:
<input checked="" type="checkbox"/> Determination authority notified Email -		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)	

Pat, Alexa, Vanessa 6/27/16



June 27, 2016

Department of City Planning  
200 North Spring Street, Room 621  
Los Angeles, CA 90012

Re: Appeal of study, findings conditions and associated entitlements; ZA-2015-4549-CUB

Project: Spoke Bicycle Cafe  
23050 North Coolidge Avenue, LA CA 90039

To whom it may concern,

I, Rick Cortez, in association with Past Present Future Frogtown, am appealing the Conditional Use permit for the SPOKE project and all associated findings for the case(s) based on points previously entered into record, reliance of past LADBS errors in prior permitting and forthcoming evidence.

I am an abutting property owner. I operate my industrial business and make my living on my/the abutting property.

The proposed project would damage my business, damage my livelihood, and would damage the rights and of other neighboring businesses in the community of which I am a part.

I believe the decision-maker erred or abused their discretion by inadequately evaluating the impacts granted by the proposed project, failing to give thorough and proper weight to impacts that the project will create and failing to provide adequate and definitive conditions of approval to mitigate those impacts specifically created in a responsible manner, most egregious of which is parking and traffic conditions and requirements.

Respectfully,

Rick Cortez





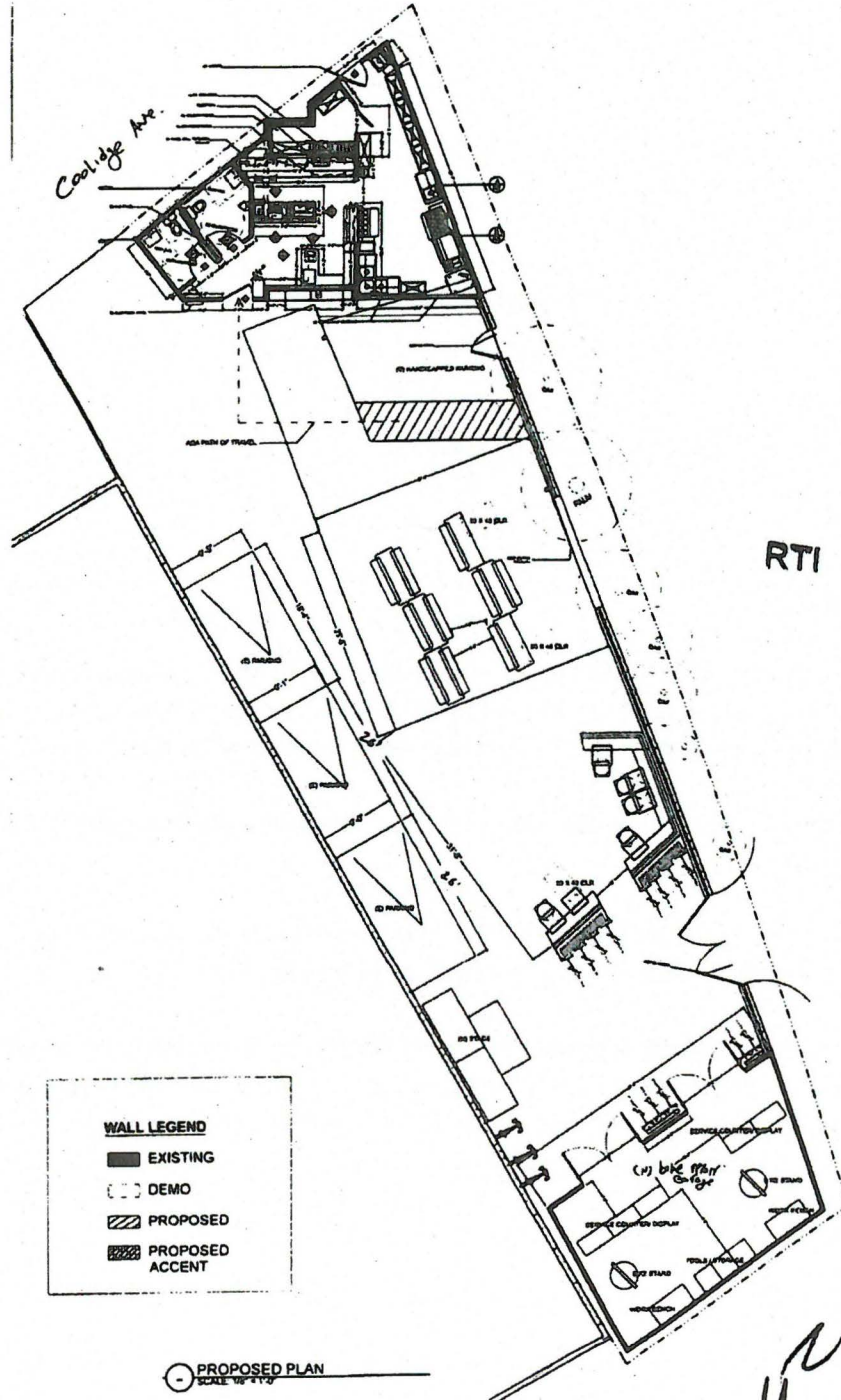
Bldg-Alter/Repair  
Commercial  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA11422  
Initiating Office: METRO  
Printed on: 08/14/15 09:53:18

### PLOT PLAN ATTACHMENT

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



RTI SEP 14 2015

*Handwritten initials/signature*

**DETERMINATION  
LETTER**

LINN K. WYATT  
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING ADMINISTRATORS**

JACK CHIANG  
HENRY CHU  
LOURDES GREEN  
ALETA D. JAMES  
JAE H. KIM  
CHARLES J. RAUSCH, JR.  
JIM TOKUNAGA  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**DEPARTMENT OF  
CITY PLANNING**

VINCENT P. BERTONI, AICP  
DIRECTOR

**OFFICE OF  
ZONING ADMINISTRATION**

200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX: (213) 978-1334  
www.planning.lacity.org

June 10, 2016

Laurie Wilson (A)  
Spoke Bicycle Cafe  
3050 Coolidge  
Los Angeles, CA 90039

Joseph Daneshgar (O)  
468 North Camden Drive Suite 300  
Beverly Hills, CA 90210

Margaret Taylor (R)  
Apex LA  
222 Damon Street  
Los Angeles, CA 90029

CASE NO. ZA-2015-4549(CUB)  
CONDITIONAL USE  
3050 N. North Coolidge Ave  
Silver Lake – Echo Park – Elysian Valley  
Planning Area  
Zone: [Q]CM-1XL-RIO  
C.D.: 13  
D.M.: 150B213  
CEQA: ENV-2015-4550-CE  
Legal Description: Lot 28-29, Tract 5485

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, I hereby APPROVE:

a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a proposed café with outdoor dining in the [Q]CM-1VL-RIO Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.



4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Condition Compliance Unit ("CCU") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Authorized herein is the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 1,951 square-foot café with outdoor dining (707 square-foot café with 674 square-foot outdoor covered dining area and 570 square-foot uncovered dining area), subject to the following limitations:
  - a. Seating shall be limited to approximately 74 outdoor seats provided that number of seats does not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  - b. The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. daily except as allowed by 6c below.
  - c. During the summer months, beginning on June 1 through Labor Day, the hours of operation may be from 7:00 a.m. to 11:00 p.m. daily.
  - d. Vendor deliveries shall be conducted between 8:00 a.m. to 9:00 p.m. There shall be no deliveries on Sundays.
  - e. No after-hour use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
7. **Prior to the effectuation of this grant**, a building permit to change the use to café/ restaurant with outdoor eating area shall be obtained from the Department of Building and Safety. The applicant shall provide a copy of the final approved plans to the CCU to be maintained in the Case File.
8. Notwithstanding Exhibit A as it relates to the parallel parking stalls shown on the site plan, bicycle parking may be provided in lieu of automobile parking in accordance with the Los Angeles Municipal Code and as approved by the Department of Building and Safety. A copy of the permit to modify parking and approved plans shall be provided to the Condition Compliance Unit for inclusion in the case file.
9. The authorization granted herein for the on-site sale and dispensing of beer and wine for a period of **five (5) years** from the effective date of this grant. Thereafter, a new authorization to allow the on-site sale and dispensing of beer and wine will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of

beer and wine at the café and bike repair shop.

10. **Prior to the effectuation of this grant**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Condition Compliance Unit for inclusion in case file.
11. **Prior to the effectuation of this grant**, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy for the Case File within 30-days of issuance. The notification shall be submitted to [planning.ccu@lacity.org](mailto:planning.ccu@lacity.org), with the subject: "ZA-2015-4549-CUB/Operation Notification". The applicant shall also submit evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.
12. **Prior to the effectuation of this grant**, the applicant shall prepare and implement an incentive program to encourage employees to walk, bike, use public transit or carpool to work. Said program may include but not be limited to: subsidies for public transit and installation of bike racks. A copy of the program shall be submitted to the Condition Compliance Unit for inclusion in the file.
13. **Prior to the effectuation of this grant**, a camera surveillance system shall be installed by a State licensed contractor to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The applicant shall provide evidence of the surveillance system to the CCU by submitting an invoice/receipt from the licensed installer, photographs of the cameras installed, the central monitoring system and a schematic plan cross-referencing the camera and central system locations. The plan must be reviewed and approved by the Police Department. The approved plan will be maintained by the CCU and be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
14. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment. Photographic evidence of the light fixtures, indicating the locations and types of light fixture, shall be submitted to the CCU, **prior to the beginning of operations**
15. **Prior to effectuation of this grant**, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards notifying patrons of the program. The signs/cards shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards

on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus. A copy or sample of the sigs/cards shall be submitted to the CCU for inclusion in the case file.

16. **Prior to the effectuation of this grant**, the applicant shall submit the restaurant's menu to document that the premises shall be maintained as a bona fide restaurant with a kitchen to be used for cooking and preparing of food. Food service shall be available at all times during operating hours.
17. **Prior to the effectuation of this grant**, an electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use. A copy of the purchase receipt and photographs of the device shall be provided to the CCU for inclusion in the case file.
18. **Prior to the effectuation of this grant**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit. The statement shall state,

*We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with the café, known as Spoke Bicycle, and agree to abide and comply with said conditions.*

A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

19. **Prior to the effectuation of this grant**, 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within twenty four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the CCU for inclusion in the Case File.

20. Within the **first six months of the beginning of operations** at this establishment, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR).



Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. [ZA-2015-4549-CUB], from the Police Department to the Condition Compliance Unit as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.

21. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
22. The premises shall not be leased or rented to outside promoters or to any third parties for private parties or special events. The applicant/operator may host private parties or events where a fixed number of customers is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Fire Department. The conduct of the business during any private parties shall be under the direct control of the business owner/operator and restaurant management staff shall be present during private parties. The person responsible for the private party or event shall be provided with a copy of the conditions of this grant and the language below or similar language shall be included in the contract related to any private party or event.
23. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
24. Entertainment in conjunction with the restaurant is limited to ambience music to compliment the dining experience and to live entertainment limited to a maximum of a 3-musician band (acoustical only). Independent, professional or amateur disc jockeys are not allowed.

25. Instructional or cultural (bicycle-related) movie screenings are allowed without theatre seating (seating shall not be re-arranged so as to make the movie screening the main attraction).
26. There shall be no karaoke.
27. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
28. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted.
29. The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free.
30. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the CCU in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the CCU within 30-days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
31. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, including a 500-foot notification radius, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or has changed in mode or character from the original approval or If at any time during the period of validity of this grant, should documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, shall be submitted to the Department of City Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
32. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator

according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.

**33. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.



The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the

authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

### **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **June 27, 2016**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### **NOTICE**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with Planning Staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc.

## FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith and the testimony presented at the public hearing of February 9, 2016, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Sections 12.24-W, 1 have been established by the following facts:

### BACKGROUND

The project location is an approximately 6,054 square foot lot in the [Q]CM-1XL-RIO Zone. The property has a Commercial Manufacturing land use designation. The lot has an approximately 40 foot frontage on North Coolidge Avenue and 147 foot frontage on the Los Angeles River bike path. The property is currently developed with two one-story buildings with a large metal canopy between the buildings. There are currently no specific plans effective in this area, however the project site is subject to the River Improvement Overlay District (RIO), Elysian Valley Q Condition Ordinance, and East Los Angeles State Enterprise Zoning. Properties to the north, south, and west are in the [Q]CM-1XL-RIO Zone and are developed with offices and light manufacturing buildings. To the East, the property is zoned OS-1XL-RIO with the Los Angeles River and bike path.

The applicant is requesting a Conditional Use Permit to allow the sale of beer and wine in conjunction with a proposed 2,553 square foot café and bike repair shop project. The café measures 707 square-feet with a 674 square-foot covered dining area and a 570 square-foot uncovered dining area. The applicant is also proposing a 602 square-foot bike repair shop as part of the project, however no seating or alcohol sales will take place at the shop. Approximately 74 outdoor seats are proposed. Currently the site contains an office, steel canopy, and auto-body shop. Requested hours of operation of are 7:00 a.m. to 11:00 p.m. Sunday through Thursday and 7:00 a.m. to Midnight Friday and Saturday.

Building Permit Nos. 15016-10000-17214 and 15016-10000-17215 were issued on November 23, 2015 to *"change of use from office to restaurant. Change the patio cover to be outdoor dining. New uncovered outdoor dining. Hours of operation 7am to 2am. No change in parking"* and to *"convert auto repair shop to bike repair shop"* respectively. Neither permit required additional parking.

Staff conducted a site visit on February 1, 2016, noting a well-kept site. The subject site was observed to be in true character to the floor plan and site plan provided.

### Previous zoning cases, permits and orders on the subject property:

Building Permit No. 15016-10000-17215 – Issued on November 23, 2015 to convert auto repair shop to bike repair shop.

Building Permit No. 15016-10000-17214 – Issued November 23, 2015 to change of use from office to restaurant. Change the patio cover to be outdoor dining. New uncovered



outdoor dining. Hours of operation 7am to 2am. No change in parking. Enterprise Zone. Comply with department order effective date.

Building Permit No. 00016-10000-03767 – Issued April 23, 2000, for a change of use of an existing 900 sq. ft. garage to auto repair (No open flame or welding). Restrooms shall be provided in office building (located in the front portion of the lot).

Certificate of Occupancy No. LA42790-52 – Issued on April 12, 1953, for a one story office use.

Certificate of Occupancy No. 00010-10000-01707 – issued on November 7, 2000 for a new steel canopy. Four spaces required.

Certificate of Occupancy No. 02016-10000-17550 – Issued April 25, 2003 to add “automobile body and repair” to an existing auto repair garage.

#### **Cases on Surrounding Properties:**

There were no relevant cases found on surrounding properties

#### **Public Hearing:**

The public hearing was held on February 9, 2016, in City Hall, 200 North Spring Street, Room 1070, Los Angeles. Rocky Wiles, Hearing Officer and Nina Idemudia, Planning Assistant, Department of City Planning were present. Margaret Taylor of ApexLA, the applicant’s representative, Amy Ablakat, representing the Office of Councilmember O’Farrell, Susanna Schick and Don Adams, area residents were also in attendance.

Ms. Idemudia presented the following facts:

- The entitlement request has been modified to delete the use of a microbrewery and is now limited to the sale of beer and wine for on-site consumption in conjunction with a proposed café with outdoor dining.
- The overall project also includes a bike repair shop.
- Requested hours of operation have been modified from closing at 2:00 a.m. daily to 11:00 p.m. Sunday through Thursday and until midnight Friday and Saturday.
- The site is approximately 6,000 square feet.
- The lot has a commercial manufacturing land use designation
- Developed with two 1-story buildings – an office and an auto-repair shop with a metal canopy in between.
- Project site is subject to the River Improvement Overlay District.
- The applicant received building permits to change the uses of the buildings to a café, outdoor dining and bike repair shop in November of 2015.
- Site visit by staff revealed that the plans submitted were true to the site.
- Zero additional parking was required by the Department of Building and Safety.
- Updated plans were received by staff (yesterday) which do not only show bicycle parking, labeled “Floor Plan One Updated” and is included in the power point.
- However, as of today the representative has stated that “Floor Plan One” which shows three automobile parking stalls will be used.

- LAPD could not be in attendance and requested that the record remain open until they can submit a recommendation.
- LAPD would like hours of operation to cease at 10:00 p.m. daily.
- Many other letters were received and are included in the case file.
- Some of the neighbors have expressed concerns with events and parking in the area. A copy of the 9-slide power point presentation is included in the case file.

Margaret Taylor presented the following testimony along with a 24-slide power point presentation which has been made part of the public record:

- Clarify for the record: site plan shown on the power point is the plot plan approved by the Department of Building and Safety.
- On page two of the building permit, it states zero parking spaces are required.
- Additional and total parking notes "zero", even though the plot plan shows three stalls (in parallel).
- Discussion with staff and the community is that this is a bicycle shop and café and mainly geared for walkers that use the la river pathway
- Great transition that meets every recent action by the City as it relates to this area in terms of the LA River Improvement Ordinance, mobility plan a bicycle ordinance.
- Our project provides a safe alternative for transportation
- The restaurant can occur under the permits that have been issued by the Department of Building and Safety
- Inspections are not completed.
- The comments we have received from the community is that they love having a place they can walk to.
- The community has stated that bicycle parking is more suitable for this area
- The Council Office has expressed concerns about maintaining on-site parking
- Other elements are local social and instructional events to benefit the community.
- Movie screenings will be unique to this community, with a projection screen and are limited to bicycle type movies.
- LAPD has looked at this space.
- The seating would not change, no theater seating when there are movies shown.
- Live entertainment is limited to 2 to 3 acoustic musicians.
- Request a 2-weeks to be held under advisement to allow LAPD to submit their letter with a recommendation
- Board meeting is scheduled on February 18<sup>th</sup>.

Amy Ablakat representing the Office of Councilmember O'Farrell stated the following:

- Request to take the item under advisement for two weeks to allow LAPD to submit their letter with a recommendation.
- Our office does not want to promote any night time activity along the LA River.
- We want to be sensitive to the local community, don't want the use to become a nuisance.
- Streets are very narrow and there is limited parking
- Want the operator to explore other parking options
- 10:00 p.m. is probably what we'd like as far as a closing time.
- We want to hear back from the applicant in terms of community outreach

Ms. Schick stated the following:

- We moved to Frogtown about a year ago
- There is nowhere to walk to
- Since the café open, we walk there everyday
- Healthy active commuting alternative
- We want the city to fit more people and people need to be out of their cars and begin walking or biking
- Spoke Café is doing a great job at promoting walkability

Mr. Adams stated the following:

- I live on Alessandro Avenue, one block away from this site
- Nasty street because of the construction
- I don't think it's a quiet neighborhood
- There are fireworks almost every night
- In the midst of all this, the music from Spoke Cafe there can't be heard until you are very near.

Ms. Taylor completed her testimony by adding:

Acoustical musicians will be there about once or twice a week, Saturday or Friday until closing and only for ambient purposes not the main attraction. The only other activity is the movies for instructional purposes without theater seating and ambience music.

Approximately 200 signatures in support of the project were submitted for the record. Of those who signed the petition, only two patrons stated that they drove to the café, all other patrons stated that they either walked, biked, rollerbladed or skated to the café. In addition, there were several letters in support of the project. All correspondence and the signed petitions have been made part of the public record.

The matter was taken under advisement for two weeks to allow LAPD to submit their recommendation.

### **Communications:**

- Letter dated February 8, 2016, from Elysian Valley Neighborhood Watch in support of project.
- Letter received February 8, 2016, from Eli Kaufman in support of the project.
- Email received on February 8, 2015 from Amy Ablakat, Office of Councilmember O'Farrell, forwarding an email from David Delatorre, a concerned neighbor, in relation to the project.
- Email received on February 8, 2016 from Amy Ablakat, Office of Councilmember O'Farrell, forwarding an email from Rick Cortex, a concerned neighbor, in relation to the project.
- Letter (unsigned) dated February 6, 2016, from Captain Arturo Sandoval, Commanding Officer of Northeast Area, Los Angeles Police Department with recommendations for a conditional approval of the application.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- Sales, services and consumption of alcoholic beverages at the Cafe shall be from 7:00 a.m. to 10:00 p.m. daily.
- Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks.
- Sales and delivery of alcoholic beverages to customers shall be made from behind a counter where an employee will obtain the product. No self-service of alcoholic beverages by patrons will be permitted. A waitress or waiter shall conduct all alcoholic beverage service.
- No person under 21 years of age shall sell or serve alcoholic beverages.

**BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use plan approval process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for beer and wine for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

**FINDINGS**

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject site is located in the [Q]CM-1XL-RIO Zone with similar zoned properties surrounding the lot. The property is adjacent to the bicycle path next to the Los Angeles River. The project involves changing the use of the three



structures on the lot from auto repair and its accessory metal canopy and office to a café with outdoor seating under the canopy (and a portion uncovered) and a bike repair shop. Due to its proximity to the bicycle path and river, the project will enhance the built environment in the surrounding neighborhood by providing a new amenity to local residents. Currently, the auto repair use is not a destination spot for the community. The applicant has stated that the café, known as Spoke Café, is intended as a bicycle hub for community members taking part in exploring the Los Angeles River by bicycle and by foot. The café will have a full menu to provide food and beverage service to travelers along the river, and will also house community events that will further educate the local community about multimodal travel and health with an emphasis on biking. The applicant has stated that they plan to provide "needed and desired services for the people who already live in the neighborhood as well as the many City residents who use the path for exercise, recreation, and rejuvenation". The project will provide a much needed service as a central gathering spot for the surrounding community which will serve community members of all ages.

At the public hearing, the representative provided a petition with over 200 signatures in support of the project. More importantly, the petition asked what type of transportation method is used to arrive at Spoke Café. Only two signatories stated that they travelled to Spoke Café by car and both lived miles away. Most supporters from all over the City, chose to arrive by bicycle, foot, skateboard or rollerblades. There were also multiple letters in support of the project. The representative also showed a map which captured the areas from which patrons of the café travelled from, such as Glendale, Chávez Ravine, Occidental College and south of the 110 Freeway/5 Freeway interchange. The operation of Spoke Café will also offer instructional and cultural films to further educate and encourage bicycle riding as a healthy alternative to automobiles. The screenings are conditioned to prohibit theater-style seating to deter from significantly altering the mode and character of the café. To further support the core function and goal of the operation, a bike repair shop will also be located on site. As such, Condition No. 8 which allows the automobile parking to be replaced by bicycle parking, meets the spirit of the operation and is at the heart of Spoke Café.

As conditioned, limiting the hours of operation during non-summer months, limiting the type of live entertainment and screenings and providing a venue to allow bicycle riders who enjoy the LA River path and the growing residential community in the area, a destination for food and drinks as well as a bike repair shop will enhance the built environment and will provide a service that is essential and beneficial to the community, city or region.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The project's location, size, height, operations and other significant features will be compatible with the surrounding community. The project involves changing the use of the three structures on the lot from auto repair and its accessory metal

canopy and office to a café with outdoor seating under the canopy (and a portion uncovered) and a bike repair shop. This proposed use is a less intense use than the previous auto repair use and will be a compatible and welcomed use to the surrounding community, by encouraging bicyclists, pedestrians not to use automobiles and take advantage of the bike path adjacent to the LA River. At the public hearing the applicant's representative stated that they plan on "improving public health by promoting exercise and healthier food options while making the neighborhood safer by being a positive presence in the area."

Although the project will require a change of use, there will be no expansion or demolition of existing structures nor any significant grading activity. The new use of the site is a creative and community based service that will lead to less air and water pollution than the previous auto repair shop. The grant is conditioned to limit hours of operation during the non-summer months, limits live entertainment to non-amplified sound and limits the decibels of background amplified music. The grant also addresses other negative impacts such as potential criminal activity, underage drinking and driving under the influence by requiring surveillance cameras, age verification devices, designated driver program and lighting around the interior and exterior of the establishment. Therefore, as conditioned, the proposed project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

**3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The subject site is currently zoned [Q]CM-1XL-RIO. The proposed project will continue to substantially conform to the purpose, intent and provisions of the General Plan as its designation is Commercial Manufacturing

The Silver Lake-Echo Park-Elysian Valley Community Plan does not have any specific provisions concerning the sale of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plan. The Community plan states;

Policy 2-2.2: New developments in pedestrian-oriented areas should add to and enhance existing pedestrian street activity.

Objective 3-2: Maintain the viability of the industrial area in Elysian Valley and increase compatibility with adjacent residential properties through land use policy and traditional commercial district revitalization strategies.

3-2.1: Improve the physical appearance of older industrial areas.

Goal 5: A community with sufficient open space in balance with new development to serve the recreational, environmental, and health needs of the community.

Objective 5-2: Provide/insure access to new recreational resources and open space developed throughout the Plan area, including trails and facilities along the Los Angeles River, and new parks.

Goal 11: Encourage alternative modes of transportation to the use of single occupant vehicles (SOV) in order to reduce vehicular trips.

Goal 14: A system of safe, efficient and attractive bicycle, pedestrian and equestrian routes.

Objective 14-1: Promote an adequate system of safe bikeways for commuter, school and recreational use.

#### Industrial

1. Encourage economic revitalization and reuse of older industrial properties for light manufacturing industrial uses, especially for high technology, research and development and entertainment-related industrial manufacturing, through available City, State and Federal incentive programs.

2. Assist in the aggregation of smaller, older sites into business park style areas, to facilitate revitalization or reuse, where appropriate.

Given these goals, objectives, and policies, the proposed project will be in alignment with the intent of the community plans. As conditioned, this grant ensures the café/bike repair shop and its operation will be in harmony with the orderly growth and development of the community envisioned by various elements and objectives of the General Plan

The project will not exceed "Q" condition restrictions and the proposed use is within the limits of the ordinance. Also, the project will be required to conform to the River Improvement Overlay.

**4. The proposed use will not adversely affect the welfare of the pertinent community.**

The subject café/bicycle shop is located within the River Improvement Overlay District and is directly adjacent to the Los Angeles River. This use will serve as an asset to the community by offering the surrounding neighborhood with services that were lacking before the current use was established. The nature of the business promotes the use of multimodal transportation and, as the applicant has stated, will serve as a bicycle hub for a growing bicycle community in the area.

As conditioned, the café/bicycle shop will not adversely affect the welfare of the pertinent community. If issues do arise, these concerns can be addressed and the effectiveness of the conditions can be modified by the Zoning Administrator in conformance with Condition No. 31. Conditions Nos. 13 and 19 require security cameras and a 24-hour hotline which address security concerns and complaints

about the operations of the establishment will be memorialized by the applicant for future review by the Zoning Administrator. Conditions Nos. 15 and 17 require a that a Designated Driver Program be implemented and that the applicant purchase and maintain an age verification device to deter underage drinking and Condition No. 20, requires that all employees involved in the sale of beer and wine undergo STAR Training to ensure safe and responsible alcohol dispensing practices. Therefore, as conditioned, the grant will not adversely affect the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria 2 on-sale and 2 off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1872.00. There are currently 0 onsite and 0 offsite licenses in this Census Tract.

According to statistics provided by the LAPD, which has jurisdiction over the subject property within Crime Reporting District No. 1146, a total of 71 crimes were reported in 2015, compared to the citywide average of 181 crimes and the high crime reporting district average of 217 crimes for the same period.

In 2015, there were (4) Narcotics, (1) Liquor Law, (0) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, and (6) DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Given the data provided by LAPD and ABC, there are no indications that the approval of this entitlement will cause undue concentration of alcohol establishments in this area or that criminal activity will be affected.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**



The following sensitive uses were observed within a 1,000-foot radius of the subject property:

#### Multi-family and Single Family Dwellings

The nearest residentially zoned properties are located approximately 520 feet away across Blake Avenue. These properties are in the R2-1VL-RIO Zone and are developed with multiple-family and single family dwelling units

Consideration has been given to the distance of the Café/bike repair shop use from residential buildings. The grant has been well conditioned, which will protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior, criminal activity and underage drinking have been considered and addressed by prohibiting off-site sales, limiting live entertainment and amplified sound, requiring exterior lighting, requiring age verification devices, the implementation of a designated driver program and requiring proactive security measures.

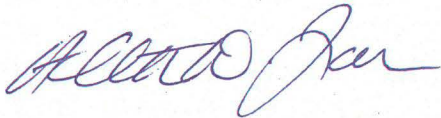
#### **ADDITIONAL MANDATORY FINDINGS**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flood hazard.
8. The site is an approximately 10,813 square-foot parcel adjacent to the LA River. The property was originally developed in the 1950's and is supported by an existing infrastructure (Wye Map No. 4904-1, Plan No. 29789 and Profile No 22189, Cement Pipe, installed in August 1927) and is served by City Trash collection services, Time Warner –Eagle Rock Cable TV provider and is in the Hollywood Wilshire Transportation District. The property is within Los Angeles Fire Department Battalion 5, Division 3, served by Fire Station No. 56. The property is within the Los Angeles Police Department Central Bureau, Northeast Police Station, and Reporting District No. 1146. Inasmuch as the project only involves the change of use of the existing structures on the lot without any major construction or grading activities, the project will not effect sensitive habitats that may exist along the LA River.

Spoke Café is designed and caters toward a community of bicyclists and pedestrians in the community. Its goal is to attract the bicycle riders along the bike path adjacent to the east of the property, therefore it will minimize automobile traffic, noise and fumes previously an effect of the auto repair use of the property. The change of use from an auto repair facility will inherently improve the air and water quality. The project site will not effect a historic resource and it is not along a scenic highway or near a sensitive habitat. The site is not a hazardous waste site. There are no unique circumstances that will have a significant impact on the environment and there is not cumulative impact associated with the approval of this grant.

Therefore, on December 16, 2015, the project was issued a Notice of Exemption [Log No. ZA-2015-4550-CE], pursuant to Class 32, Section 15332 of the State CEQA Guidelines and Article III, Sec 1, Class 5, Category 34 of the City CEQA Guidelines, the above referenced project has been determined not to have a significant effect on the environment and shall therefore be exempt from the provisions of CEQA. I hereby adopt that action.

Inquiries regarding the matter shall be directed to Nina Idemudia, Planning Staff for the Office of Zoning Administration, (213) 202-5440.



ALETA D. JAMES  
Associate Zoning Administrator

ADJ:NI:RW

cc: Councilmember Mitch O'Farrell  
Thirteenth Council District  
Adjacent Property Owners

**MASTER LAND USE  
APPLICATION**

**INDUSTRIAL LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No. <b>ENV-2015-4550-CE</b>	Existing Zone <b>[Q]CM-1VL-RIO</b>	District Map
APC <b>East Los Angeles</b>	Community Plan <b>Silver Lake</b>	Council District <b>13</b>
Census Tract	APN	Case Filed With [DSC Staff] <b>Nina Idemudia</b> Date <b>12-16-15</b>

**CASE NO. ZA-2015-4549-CUB**

**APPLICATION TYPE** Conditional Use  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 3050 N. Coolidge Zip Code 90039

Legal Description: Lot 28 Block None Tract TR 5485

Lot Dimensions 80.86 x 148.54 Lot Area (sq. ft.) 5,612.7 Total Project Size (sq. ft.) 6,054

**2. PROJECT DESCRIPTION**

Describe what is to be done: The re-development of existing industrial site within the RIO zone to include a CUP to allow sale of beer/wine in conjunction w/ a proposed 2,553 sq ft cafe/brew pub converted from existing office w/ 74 outdoor seats under existing canopy w/ hours operating 7am-2am daily in [Q]CM-1VL-RIO Zone. No change in parking requested.

Present Use: Auto Repair/Office/Canopy Proposed Use: Cafe/Brew Pub/Bicycle Repair Shop

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing \_\_\_\_\_ To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.24Wi  
A conditional use permit to allow the sale of beer and wine in conjunction with proposed 2,553 sq ft cafe/brew pub with 74 outdoor seats and proposed hours of operation from 7:00am to 2:00am daily in the [Q] CM-1VL-RIO Zone.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site: \_\_\_\_\_



**4. OWNER/APPLICANT INFORMATION**

Applicant's name Laurie Winston Company spoke bicycle cafe  
 Address: 3050 N. Coolidge Telephone: ( 323 ) 842-4313 Fax: ( )  
Los Angeles Zip: 90039 E-mail: laurie@spokebicyclecafe.com

Property owner's name (if different from applicant) Joseph Daneshgar  
 Address: 468N Camden Dr suite 300 Telephone: ( 310 ) 276-1290 Fax: ( )  
Beverly Hills Zip: 90210 E-mail: frances@dinvestments.com

Contact person for project information Mark Stanish Company n/a  
 Address: 444 Landfair Ave Telephone: ( 310 ) 998-7668 Fax: ( )  
Los Angeles Zip: 90039 E-mail: markgstanish@gmail.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Laurie Winston

Print: LAURIE WINSTON

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of SAN FRANCISCO

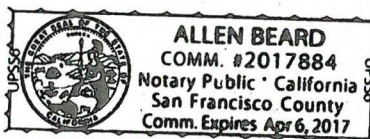
On 10/17/2015 before me, ALLEN BEARD, NOTARY PUBLIC  
 (Insert Name of Notary Public and Title)

personally appeared LAURIE WINSTON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Allen Beard (Seal)  
 Signature



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>\$6,459.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>871</u>	Deemed Complete by [Project Planner]	Date

## FINDINGS, JUSTIFICATION, AND PROJECT DESCRIPTION

### Project Description

We are Spoke Bicycle Cafe, the LA River's first combination cafe/bicycle repair shop, and gathering space. We are Laurie Winston and Richard Latronica, Atwater Village residents who love to ride our bikes to places with tasty food and drinks, fun/interesting people, and beautiful sights and sounds. This is our labor of love, our commitment to our ideals and ideas, and our attempt at creating something new and amazing in this amazing city we all call home, the city that has everthing. Except it doesn't have this.

Located in Elysian Valley/Frogtown at the end of a dead end street, we share a large border with the bike and pedestrian path, and plan to provide the neighborhood with a variety of beneficial services. There are very few convenient services for the neighborhood and we have received a considerable amount of positive feedback from many local residents who would love to be able to get some food, drinks, and meet their neighbors and friends without having to drive out of the area. We have actively sought feedback from the neighborhood residents who already live here; we want to create a place people are proud to have in their neighborhood, a place people are excited about. One of our main goals is to encourage non-motorized forms of transportation, like cycling, and to provide services for patrons of the river path. We believe that by providing a welcoming, safe, fun space for people to look forward to going, we can help reduce some of the automobile traffic in the city and definitely in the neighborhood. So many people have already given us feedback that they ride their bikes more often because they have a destination that doesn't require them to brave the city streets. People come in and are so excited that they have a place to bring their kids, their wives or husbands who aren't very experienced cyclists and don't want to ride with traffic, but still would like a fun and delicious destination.

The bike shop is open now. We repair bikes, sell accessories, and recently began renting bicycles as well. We also sell a small selection of prepackaged snacks, beverages, and energy/sport supplements. We offer free drinking water for thirsty people and pets as well as a restroom for path users. We feature the work of multiple local artists at our location and plan to include some of the many Frogtown fabricators and contractors in the area in our build out. We are about to begin building a kitchen and will be opening a restaurant on site, where we would also like to serve beer and wine. We also hope to eventually function as a brewpub and event space. We plan to serve locally-produced food items that are healthy and delicious at a price point the neighborhood will appreciate. We plan to reach out to the community and give neighborhood residents ample opportunities to work for us. This will benefit the community by bringing in jobs and cutting down on traffic, but will also benefit us because of course the locals are invested in the quality of their community.

### General Findings

1.) *The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community city or region.*

ZA-2015-4549

There are very few services in Frogtown/Elysian Valley. Residents have to leave their neighborhood to get food, beverages, entertainment, groceries, basic necessities. We want to provide needed and desired services for the people who already live in the neighborhood as well as the many city residents who use the path for exercise, recreation, and rejuvenation. We have received a lot of positive feedback from neighbors and local residents who want a place where they can have a beer or a glass of wine along with a meal in their community; a place with enough space to bring the kids, the family dog, their bicycles (without having to worry about them getting stolen). We want to provide that space. We get so many people who come in every day and say, "what a great space, so much potential." We want to realize that potential and provide a much needed service. In a city that has it all, we don't have this. We are trying to create something new that will put LA on the map for being new and innovative and community-minded. We believe in our idea and we know many others we have met along this journey do too.

There aren't very many places for the people of LA to go so close to home where they can forget about the traffic, the hustle and bustle, and chaos of everyday life. The river is one of these places. We don't hear traffic here. We hear birds, see wildlife, see native river plants. We don't have to hurry here. We want to help people experience this valuable and life-enriching area. We offer bike repairs for cyclists and bike rentals for visitors and people new to cycling. We have a shaded area with free water, restrooms, and great company for people to relax on hot days.

We offer healthy snacks and drinks now. We will soon offer a full menu of food in an area with currently has only a burger shop in any sort of close proximity (Rick's). Workers at local businesses will have a place to go and have breakfast/lunch and have meetings.

*2.) The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety*

The project transforms an old auto body shop into a bicycle repair shop and cafe, a less-intensive use than what was previously on site. Automobile-related businesses are no longer allowed along the river due to pollution concerns, so the previous business must be transformed for any new business to occur on this site. We are following the principles behind the adaptive reuse building philosophy, where we are using what we have, but making it better. We are renovating existing buildings, not tearing them down and putting in something that clashes with the look and culture of the area. We have chosen to work with the industrial/nature dichotomy of the site and will enhance the area, not detract from it. We are not increasing the height of any buildings, a concern for some area residents and business owners. Many developers are tearing down buildings and building new ones that are much taller, detracting from neighbors' views of the river or of downtown. We are not doing this. We have spoken with neighbors about our plans and have taken their desires into consideration in the design of this project. We are submitting many neighbors' signatures of support of our project with this application.

We are improving public health by promoting exercise and healthier food options and we are making the neighborhood safer by being a positive presence in the area. Before we



moved in the property was vacant, covered in graffiti and barbed wire, and an incredible eyesore. Frogtown was known for its dangerous gang activity in the past. The presence of positive, family-friendly businesses like ours will only continue to improve the safety in the area.

*3.) The project substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

The project will not exceed new "q" condition restrictions.

The project conforms to the RIO plan, the LA River Master Plan.

The project conforms to the type of business the city council sees as beneficial for the area.

*4.) The proposed use will not adversely affect the welfare of the pertinent community.*

We will only enhance the welfare of the community by adding to the existing multi-use path, also providing a place for local artists to showcase their art, local brewers to sell their brew, and local musicians to showcase their sounds. Our presence will enhance the neighborhood and will provide a service that meshes with the area a lot better than a vacant building or a noxious automotive business that doesn't belong along the river and was a nuisance to the community (per feedback from neighbors).

We will provide a refuge for the residents, fabricators, architects and builders in the area with a place for coffee, food and other beverages in a open, friendly community space. We are here to provide a service for the people who live in Elysian Valley as well as people who ride and walk on the river path.

We will have custom benches designed for bicyclists to come in and rest and secure their bicycles. They can have a meal and something to drink, see local art, and hear local musicians perform.

We repair bicycles on site and offer community workshops on bike repair so people can learn to repair their own bicycles.

We believe our proposed addition of beer and wine will enhance our current presence here. We plan to pair locally made beer and wine with our menu items and to rotate brewers often so our patrons can experience a constantly changing array of delicious beverages from a variety of California producers. With the allowance of micro-brewing our own beer we will also conform with the area's long-time commitment of manufacturing, creating, and fabricating.

There is a need in the area for a place that people can come for breakfast, lunch, dinner, and drinks for business owners and employees and local residents in the neighborhood. We will be creating a gathering space and meeting place in an area that has no neighborhood center or street or much of anything for people to do to get to know one another. We've already seen this in action. People who live on the same street have met for the first time at Spoke. We've seen this happen multiple times and the immediate results are heartwarming, but the long-term results will be even better. This is how you create healthy communities who



really care about each other and the well being of their neighbors, streets, sidewalks, and culture. When people have a place to get to know each other, positive things happen.

### **Additional CUB Findings**

*The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Controls guidelines for undue concentrations; and also giving consideration to the number and proximity of these establishments within a 1000 foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs, or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area*

There are currently 0 businesses along the LA River serving beer and wine in Elysian Valley and 0 proposed as far as we know, definitely none within 1000 feet.

*The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds, and other similar uses, and other establishments dispensing, for sale, or other consideration, alcoholic beverages, including beer and wine.*

There are very few residential properties within 1000 feet of Spoke, partially due to the fact that we share a 100-foot boarder with the LA River. Also all of the surrounding properties are commercial or industrial with daytime hours of operation. Mostly art studios, design studios tech businesses and manufacturing. There are no churches, schools, or public playgrounds for multiple blocks. There are no other establishes dispensing alcoholic beverages in the vicinity.

**ALCOHOL ESTABLISHMENTS WITHIN 0'-600'**

*3050 N. COOLIDGE AVE.*

**NONE**

**ALCOHOL ESTABLISHMENTS WITHIN 600'-1000'**

*3050 N. COOLIDGE AVE.*

**NONE**

**SENSITIVE USES WITHIN 0'-600'**

*3050 N. COOLIDGE AVE.*

**NONE**

**SENSITIVE USES WITHIN 600'-1000'**

*3050 N. COOLIDGE AVE.*

**NONE**

**ZA-2015-4549**

②  
Sensitive  
Uses

To whom It may concern:

I am writing to support Spoke Bicycle Cafe's application for a liquor license. Spoke Bicycle Cafe has been an excellent addition to the neighborhood and granting them a liquor license will only increase their appeal. Please support this vibrant Frogtown asset.

Sincerely,  
Barron Gunter  
2910 Denby Avenue  
Los Angeles CA 90039

# MÁS

**DATE**

October 16, 2015

**TO**

Department of City Planning

**RE**

Beer & Wine CUP Application

Spoke Bicycle Cafe  
3050 N. Coolidge Avenue  
Los Angeles, CA 90039

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx



**OFFICE**

3051 N. Coolidge Avenue  
Los Angeles, CA 90039

**PHONE**

+1 323 244 3630

**EMAIL**

helen@mas.la

**WEBSITE**

www.mas.la

To whom it may concern,

As a nearby neighbor of Spoke Bicycle Cafe, we support their request for a permit to sell beer and wine. The Cafe has welcomed river-goers, bike enthusiasts, and local residents for several months. Their presence has enlivened the neighborhood by creating a safe, enjoyable destination for the community to gather and socialize.

Our support for their alcohol license is grounded in their community-oriented approach, from sourcing locally to offering their space to local groups. Eventually, we know that they will be looking to hire locally as well.

As local non-profit community organization active in this community, we prioritize economic activity that is at the service of the neighborhood. We believe the cafe will continue to be an asset to the community and do not feel that the approval of their permit will have any detrimental effects on the surrounding neighborhood. Rather, it will allow Spoke Bicycle Cafe to continue to be a hub for the surrounding community that is a safe space for social activity.

We welcome the growth of this cafe and feel that this as an appropriate next step for them and the neighborhood.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Helen Leung', written over a faint circular stamp or watermark.

Helen Leung  
Co-Executive Director




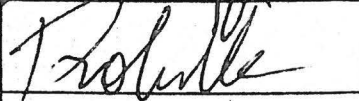


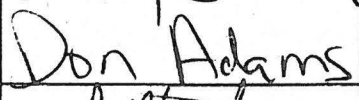
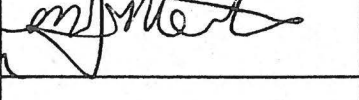

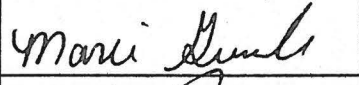



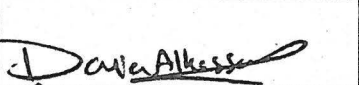
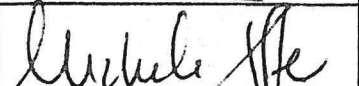

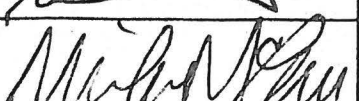
SIGNATURE SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Gina Marie Romuytin		1993 Blake Ave	
ANA KERNZTO		1993 Blake Ave	
Tyler Russell		2420 Fanny St.	
La-Man		2051 North Coolidge Ave	
JASON ROSENKRANTZ		2822 DENBY AVE <sup>90039</sup>	
NOUSH JOWLATSAHI		1619 Mellan Ave. 90039	
Doretha Spheeris		1619 Mellan Ave <sup>90039</sup>	
Daniel Johnson		2929 marsh st. 90039	
MATHEW SCOTT		2955 ALESSANDRO #2 90039	
Elior Ilishah		2916 Marsh St.	
Yael Green		2916 Marsh St.	
Ashid Sykes		2841 Marsh St.	
Greg Kougermann		2824 Gilroy St 90039	
FRANK (M) JAC		2840 Denby NE 90038	

SIGNATURE SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
DeLa Toopfa		3000 N. Coolidge 90039	
Robert Verez		2852 Rosanna St #3 Los Angeles, CA 90039	
Sisanna Schier		2852 Rosanna St #3 Los Angeles ca 90039	
Mary Teacher		2862 Alessandro St LA, CA 90039	
Don Adams		2864 Alessandro St LA, CA 90039	
M.J. Medina mjm@bedrockLA.com		<del>2918 Marsh Ave</del> 2918 Marsh Ave	
MATT ADAMS		2918 MARSH ST	
Mari Gumbel		2318 Fernleaf St. LA 90031	
Trent Clavel		2821 Knox Ave 90039	
Christine Rex		2821 Knox Ave 90039	
Fran Horvath		2406 Dallas St 90031	
Dalia Alkassar		2406 Dallas St 90031	
Michele Jaffe		2910 DENBY AVE 90059	
B. Gunter		2910 Denby Ave 90039	
Michael McCull		3041 N. Coolidge 90039	

**ENVIRONMENTAL  
REPORT  
ND, MND, CE**

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning** COUNCIL DISTRICT: **13**

PROJECT TITLE: **\* Spalte Bicycle Cafe ZA-2015-4549-CUB** LOG REFERENCE: **ENV-2015-4550-CE**

PROJECT LOCATION: **\* 3050 North Cuddehe Ave.**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: **\* Cafe with beer and wine**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: **\***

CONTACT PERSON: **\* Laurie Winston** AREA CODE: **\* 323** TELEPHONE NUMBER: **\* 842-4313** EXT.:

EXEMPT STATUS: (Check One)		
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1
Class <u>5</u> Category <u>34</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall., skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE: *[Signature]* TITLE: **Planning Assistant** DATE: **12/16/15**

FEE: **\$81.00** RECEIPT NO.: **871** RECD. BY: **B. Alvarez** DATE: **12.16.15**

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

**\* Laurie Winston**  
NAME (PRINTED)

**\* Laurie Winston**  
SIGNATURE

**\* 12-9-15**  
DATE



**MISCELLANEOUS  
REPORTS**

# LOS ANGELES POLICE DEPARTMENT



**CHARLIE BECK**  
Chief of Police

**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (323) 344-5739  
TDD: (877) 275-5273  
Ref#: 4.4

February 6, 2016

Office of Zoning Administration  
200 North Spring Street, 7<sup>th</sup> floor  
Los Angeles, California 90012

The Northeast Area Vice Unit received a **Master Land Use Permit Application**, File Number ZA 2015-4549 C.U.B., for the establishment located at 3050 N. Coolidge Avenue, Los Angeles, California 90039. The applicant, Laurie Winston (DBA: Spoke Bicycle Cafe), is requesting a beer and wine (Type 41 License) to accommodate 74 exterior seats for an on-sale General Eating Place, (restaurant) with a proposed square footage of 2,553 sq. ft. The proposed hours of operation of the restaurant and patio are from 7:00 a.m. to Midnight daily. Sales of alcohol will be from 7:00 a.m. to Midnight, daily.

The licensee's business is located in Reporting District 1146. This investigation determined that there were three (3) calls for service in the three (3) years.

Council District 13 (Mitch O'Farrell's office) supports this venue.

On January 27, 2016, a site tour of the location was conducted, by Vice Sergeant Fernando Carrasco of the Northeast Area Vice Unit.

It was determined with the approval of Captain Arturo Sandoval, Commanding Officer of Northeast Area, that the Los Angeles Police Department will be unopposed to this project.

However, acting in the best interest of the public, the Department recommends the following operating conditions be imposed, which should diminish vice-related problems that may develop at the proposed business.

1. The operating hours of the Cafe shall be from 7:00 a.m., to 10:00 p.m., daily;
2. Sales, services and consumption of alcoholic beverages at the Cafe shall be from 7:00 a.m., to 10:00 p.m., daily;
3. Up to 3 musicians non-amplified for ambient purposes only. Any entertainment shall be subject to the issuance of a Café/Entertainment permit, as applicable and as required by the Police Commission;
4. Only movie screenings with outdoor speakers is permitting;
5. There shall be no karaoke, adult entertainment uses shall be prohibited (topless dancing, nude dancing or male / female dancers and or performers);

6. The establishment shall not be subleased to outside promoters for any type of events;
7. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement Laws and Zoning Administrative Authority Section, 12.24 x 2 (b) (LAMC);
8. There shall be no Disc Jockey (DJ);
9. No after-hours use of the premises is permitted;
10. The premises can be used exclusively for private parties where the general public is excluded;
11. No pool or billiard tables may be maintained on the premises;
12. No coin-operated games or video machines permitted upon the premises at any time;
13. No person under 21 years of age shall sell or serve alcoholic beverages;
14. The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free;
15. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees;
16. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied;
17. Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks;
18. Sales and delivery of alcoholic beverages to customers shall be made from behind a counter where an employee will obtain the product. No self-service of alcoholic beverages by patrons will be permitted. A waitress or waiter shall conduct all alcoholic beverage service;
19. Petitioners shall regularly police the area under their control in an effort to prevent the loitering of persons about the premises;
20. Within six-months of the effective date of this determination, all personnel acting in the capacity of a manager and employees shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided. Training shall be repeated every 24 months;

21. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any LAPD officer or ABC investigator. The restaurant manager and all employees of the restaurant shall be knowledgeable of the conditions herein;
22. Any future operator or owner for this site must file a new Plan Approval Application to allow the City of Los Angeles to review the "mode and character" of the usage;
23. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response;
24. Further, if documented evidence is submitted showing continued violation(s) of any of the following: Conditional Use Business (CUB) Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties, and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearings, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUB Conditions for Approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.

If you have any further questions regarding this matter, please contact Sergeant Fernando Carrasco, Northeast Area Vice, at (323) 561-3299.

Very truly yours,

CHARLIE BECK  
Chief of Police

ARTURO SANDOVAL, Captain  
Commanding Officer  
Northeast Area





we meet every second wednesday of the month  
nos reunemos cada segundo miercoles del mes

**Location/ Lugar:**

DICKERSON EMPLOYEE BENEFITS  
1918 Riverside Drive, Los Angeles, CA 90039

Time/ Hora: 7-8pm

**Elysian Valley Neighborhood Watch**

February 8, 2015

Attn: Department of City Planning

Re: Beer & Wine CUP Application  
Spoke Bicycle Café  
3050 N. Coolidge Ave.  
Los Angeles, CA 90039

To Whom It May Concern:

On behalf of the Elysian Valley Neighborhood Watch, I'd like to show my support for Spoke Bicycle Café's beer and wine CUP application. My support is grounded on owner's having demonstrated an inclusiveness and an awareness of unique neighborhood characteristics, which include unique proximity between residential and commercial properties and the necessary special considerations to quality of life impact issues (i.e., noise, traffic, security, hours of operation et., al).

As a resident of Elysian valley for more than 36 years and a champion for community services and economic activity, the transformation of the Spoke Café location from a vehicle repair facility to a social gathering place is a welcomed enhancement. We trust that Spoke Bicycle Café will be a place enjoyed by all Elysian valley Stakeholders as a safe space for social activity, affordable to all and a potential source of local employment.

The EVNW welcomes the added investment to our community and looks forward to a growing neighborhood partnership with Spoke Bicycle Café.

Sincerely,

David De La Torre  
Elysian Valley Neighborhood Watch  
310-628-2546



Nina Idemudia &lt;nina.idemudia@lacity.org&gt;

---

**Neighborhood Council Board meeting - ZA-2015-4549-CUB/ 3050 N. Coolidge, Spoke Bicycle Café**

5 messages

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**Margaret Taylor** <margaret@apex-la.com>

Thu, Mar 3, 2016 at 4:26 PM

To: Nina Idemudia &lt;nina.idemudia@lacity.org&gt;

Cc: Rocky Wiles &lt;rocky.wiles@lacity.org&gt;, Amy Ablakat &lt;amy.ablakat@lacity.org&gt;

Hi, Nina,

I am making sure you received this information for ZA-2015-4549-CUB/ 3050 N. Coolidge, Spoke Bicycle Café:

Neighborhood Council:

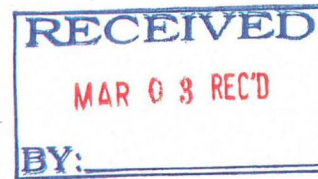
The EVRNC (Elysian Valley Riverside Neighborhood Council) Board on February 18, 2016 had a split vote 6-6 on a motion to support the application as requested.

The Environment and Land Use Planning Committee voted unanimously in support.

There were no other motions made (very busy agenda) so the result is no position taken on the application.

We actually has some very nice support on the Board and from the community, which we appreciated.

This completed the outreach process.

LAPD:

Attached: LAPD letter of non-opposition with recommended conditions of approval.

The applicants are understanding of the 10:00 pm LAPD suggestion and only request consideration of 11:00 pm in the summer months June – September due to heat.

Sgt. Carrasco has also said (on previous cases) that 2 years for a Plan Approval is a good timeframe for review, since there is adequate history of operation for assessment if the Zoning Administrator feels a review period is necessary.

Amy Ablakat from the Council office is cc'd on this email.



Kind regards,

**Margaret Taylor**


---

**APEX LA**

**C:** 818.398.2740

margaret@apex-la.com

---

 **LAPD letter Spoke Bicycle Cafe 3050 Coolidge Type 41 License.pdf**  
283K

---

**Amy Ablakat** <amy.ablakat@lacity.org>

Thu, Mar 3, 2016 at 5:14 PM

To: Nina Idemudia <nina.idemudia@lacity.org>, Rocky Wiles <rocky.wiles@lacity.org>

Hi Nina and Rocky,

Our office supports this venue, however in acting in the best interest of the local community, our office has the following recommendations:

- Provide alternative parking spaces offsite, due to parking shortage
- Hours of operation limited to 7:00 am- 10:00 pm Sunday-Thursday and 7:00 am- 11:00 pm (Friday-Saturday)
- 
- Live music must be acoustic during daytime operations with limited amplification during evening only
- There should be no live or amplified music permitted in the patio area.
- The cafe shall be maintained and remain a full food service establishment /bonafide eating place during all hours of operation
- Special events limited to once a month, may not exceed the allowable occupancy on site
- Local and educational events (including movie screenings, art shows, etc.) oriented towards the LA River bicycle and pedestrian community may occur no more than three times a month and may not exceed the allowable occupancy on site
- The establishment shall not be subleased to outside promoters for any type of events excluding non-profit organizations.
- Any future operator or property owner for this site must file a New Plan Approval application to allow City of Los Angeles to review the "use, mode and

character" of the usage.

- Plan Approval needed within a period of 1-year after the granted approval with mandatory review for subsequent years

Please let me know if you have any questions or need additional information.

Thank you,

Amy

[Quoted text hidden]

-



**Amy Ablakat**

Planning Deputy

**Office of Councilmember Mitch O'Farrell**

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | [www.cd13.com](http://www.cd13.com)

Find the Councilmember on:    

**WE NEED YOUR INPUT! TAKE THE SMALL BUSINESS SURVEY**

---

**Amy Ablakat** <[amy.ablakat@lacity.org](mailto:amy.ablakat@lacity.org)>

Thu, Mar 3, 2016 at 5:15 PM

To: Margaret Taylor <[margaret@apex-la.com](mailto:margaret@apex-la.com)>

Cc: Nina Idemudia <[nina.idemudia@lacity.org](mailto:nina.idemudia@lacity.org)>, Rocky Wiles <[rocky.wiles@lacity.org](mailto:rocky.wiles@lacity.org)>

Thank you for the information Margaret.

On Thu, Mar 3, 2016 at 4:26 PM, Margaret Taylor <[margaret@apex-la.com](mailto:margaret@apex-la.com)> wrote:

[Quoted text hidden]

-



**Amy Ablakat**

Planning Deputy

**Office of Councilmember Mitch O'Farrell**

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | [www.cd13.com](http://www.cd13.com)

Find the Councilmember on:    

**WE NEED YOUR INPUT! TAKE THE SMALL BUSINESS SURVEY**



Nina Idemudia <nina.idemudia@lacity.org>  
To: Margaret Taylor <margaret@apex-la.com>

Mon, Mar 7, 2016 at 11:37 AM

Hey Margaret,

I'm adding your documents and the email to the file.

Nina

On Thu, Mar 3, 2016 at 4:26 PM, Margaret Taylor <margaret@apex-la.com> wrote:  
[Quoted text hidden]

—  
Nina Idemudia  
DEPARTMENT OF CITY PLANNING  
Condition Compliance Unit  
201 N. Figueroa Street, 5th Floor  
Los Angeles, CA 90012  
213-202-5440  
DCP Website: <http://planning.lacity.org/>  
Regular Days Off: 2nd & 4th Fridays



Nina Idemudia <nina.idemudia@lacity.org>  
To: Amy Ablakat <amy.ablakat@lacity.org>

Mon, Mar 7, 2016 at 11:40 AM

Hi Amy,

I will add your notes to the record. Thanks so much.

Nina

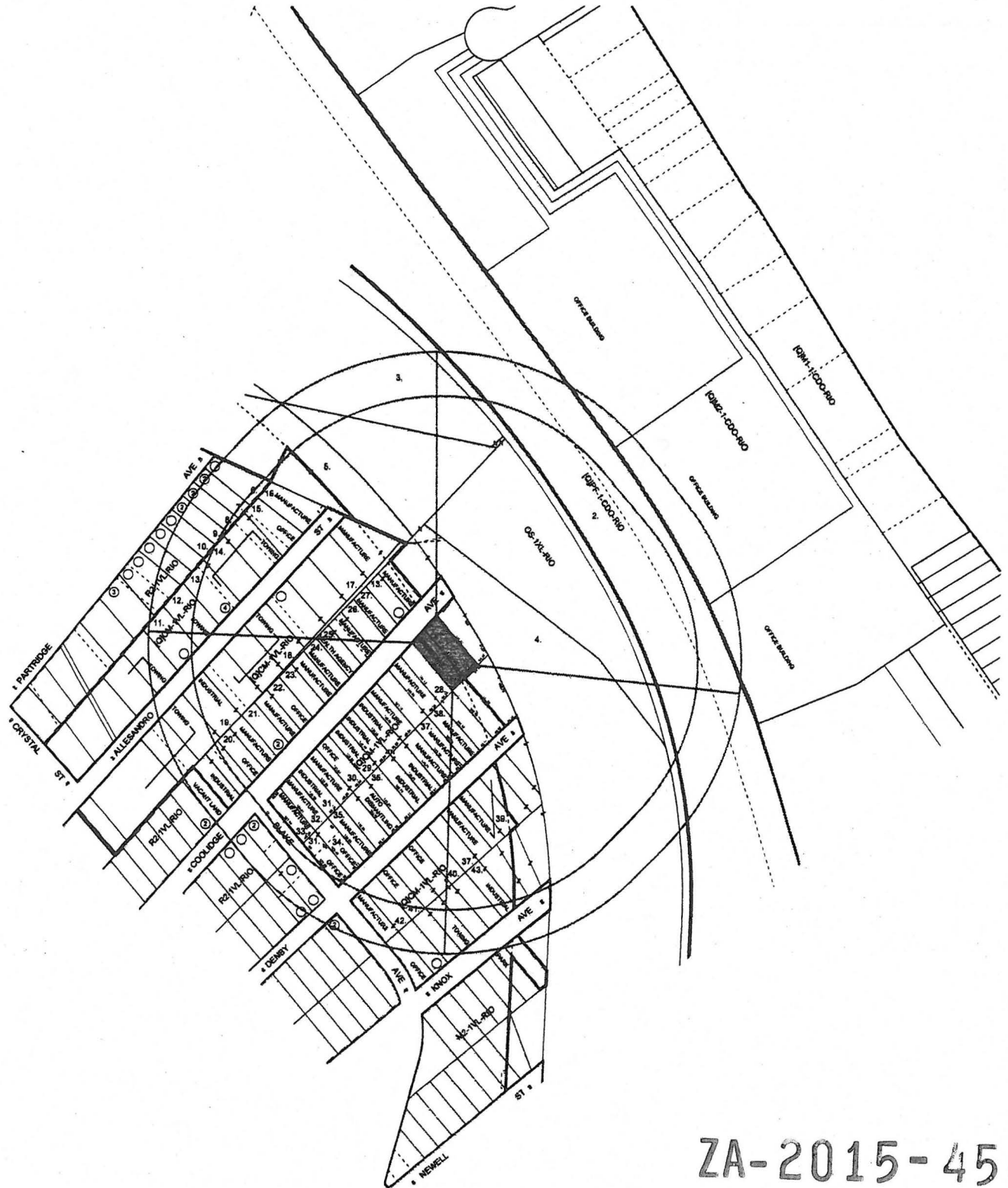
[Quoted text hidden]

—  
Nina Idemudia  
DEPARTMENT OF CITY PLANNING  
Condition Compliance Unit  
201 N. Figueroa Street, 5th Floor  
Los Angeles, CA 90012  
213-202-5440  
DCP Website: <http://planning.lacity.org/>

Regular Days Off: 2nd & 4th Fridays



# **RADIUS MAP**



ZA-2015-4549

**CONDITIONAL USE PERMIT - CUB**

3050 N. COOLIDGE AVE. / A.P.N.: 6442-022-033

**LEGAL DESCRIPTION:**

ZONE : QJCM-1VL-RIO  
 T.B. PAGE : 594  
 GRID : F-3  
 MAP REF. : M B 62-11/12  
 TRACT : TR 5485  
 BLK: NONE  
 LOT: 28-29  
 C.D.: 13  
 C.T.: 1872.00  
 P.A.: SILVER LAKE-ECHO PARK-  
 ELYSIAN VALLEY

- C On-site consumption of full-line alcoholic beverage
- B On-site consumption of beer and/or wine
- C Off-site consumption of full-line alcoholic beverage
- B Off-site consumption of beer and/or wine

**CASE:**

DATE: 07-08-2013  
 UPDATED: 11-5-15

D.M. NO. : 150 B 213  
 USES : FIELD  
 NET AC. : 0.262  
 SCALE : 1" = 100'



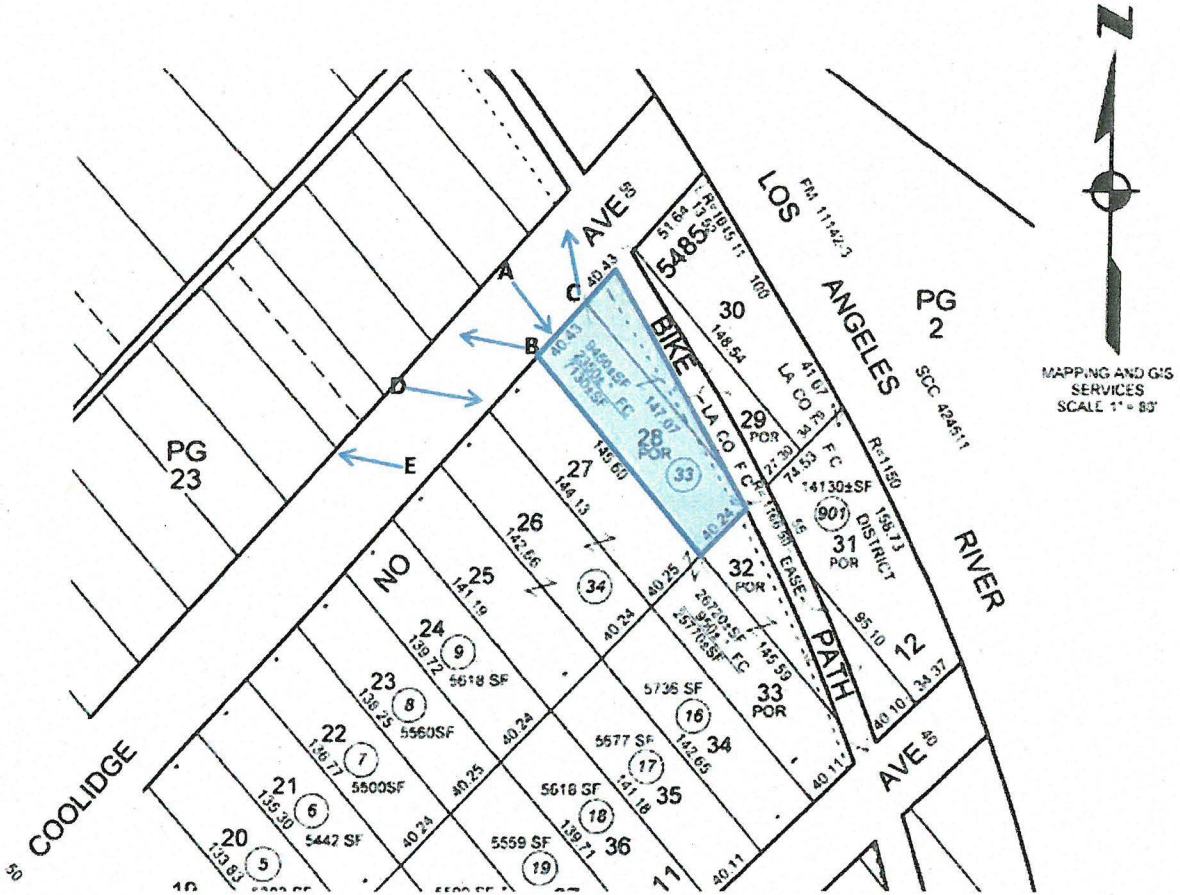
Drawn by:  
 CANTONLAND SURVEYING, INC.  
 1020 N. 20th St., CA 94512  
 916-285-1100



**PLOT PLANS &  
OTHER PLANS**

3050 N. COOLDIGE AVE. | LOS ANGELES, CA | 90039

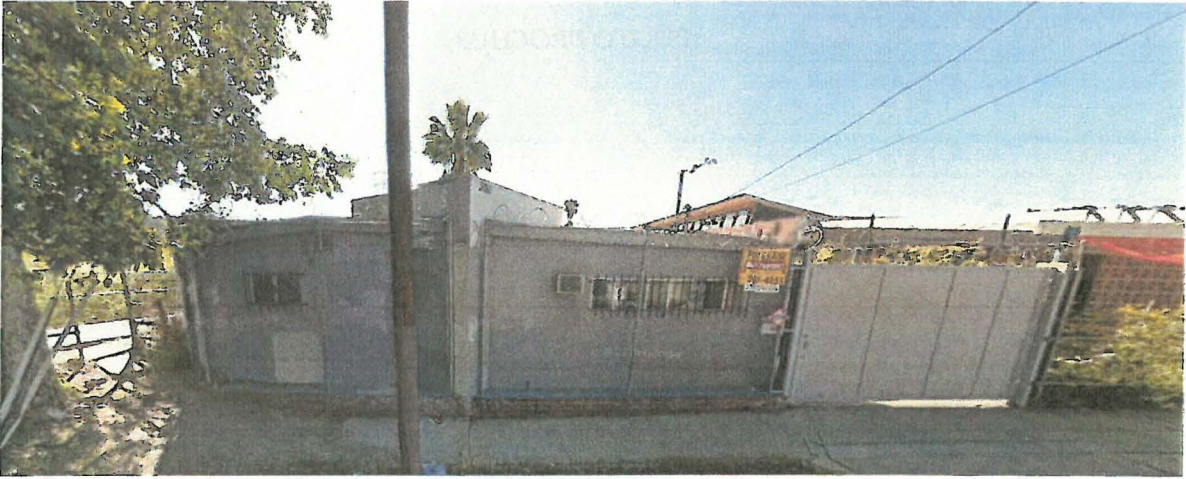
PHOTO BROCHURE



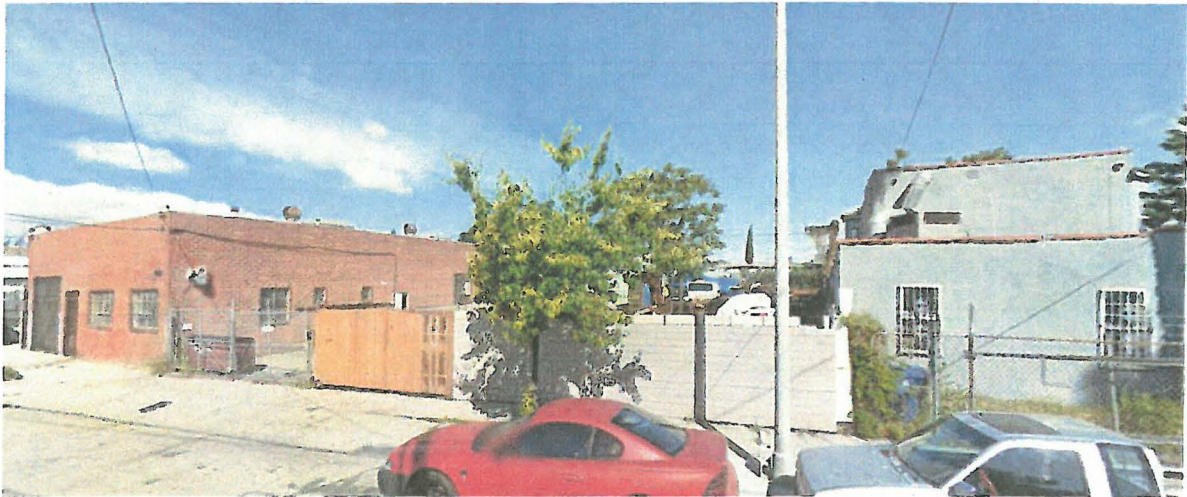
CARTOMAP SERVICES  
cmsla.office@gmail.com

ZA-2015-4549

A.



B.





C.



D.





E.



CARTOMAP SERVICES  
cmsla.office@gmail.com





ALEXANDROST

ORIENT RD

NORTH COOLIDGE AVE

DEBY AVE

0.02 Miles  
80 Feet

Streets Copyright (c) Thomas Brothers Maps, Inc.

LARIAC3 2011 Color-Orthos



N. COOLIDGE AVE

LARIMER GREENWAY TRAIL / BIKE PATH

**SQ FT BREAK DOWN:**

LOT @:	6,052 SQ FT
(E) BLDG. 1 @	707 SQ FT
(E) BLDG. 2 @	602 SQ FT
COVERED DINING @	674 SQ FT
OPEN DINING @	570 SQ FT

**TOTAL FLOOR AREA: 2,553 SQ FT**

- BLDG 1:	707 SQ FT
(RESTROOMS/ SERVICE/ KITCHEN)	
- COVERED DINING:	674 SQ FT
- OPEN DINING:	570 SQ FT
- BLDG 2:	602 SQ FT
(BICYCLE REPAIR)	

**MERCANTILE RATIO: 86 OCCUPANTS**

KITCHEN / BUSINESS: 1:200 SQFT	FLOOR: 6.545	7 OCCUPANTS
DINING: 1:15	FLOOR: 78.133	79 OCCUPANTS

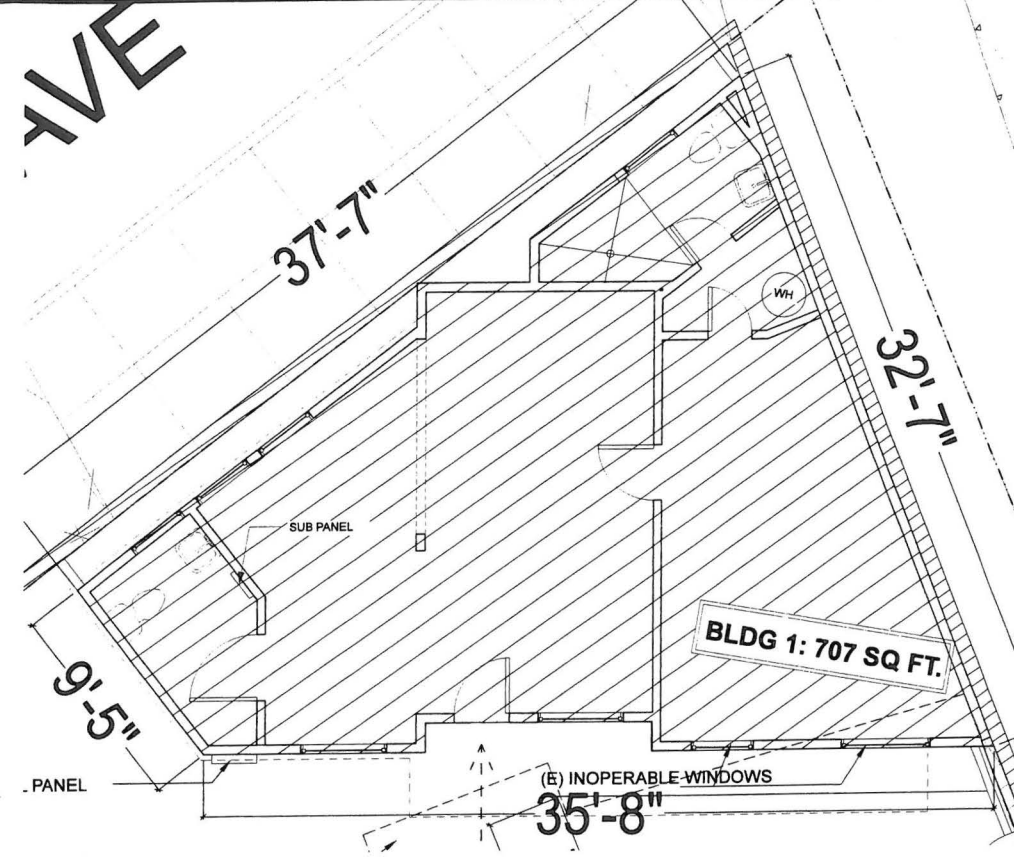
**PLUMBING COUNT: 51 OCCUPANTS**

KITCHEN / BUSINESS: 1:200 SQFT	FLOOR: 6.545	7 OCCUPANTS
DINING: 1:30	FLOOR: 43.633	44 OCCUPANTS

**HOURS OF OPERATION:**  
7:00 AM - 2:00 AM | MONDAY - SUNDAY

**EMPLOYEES PER SHIFT:**  
TOTAL #: 16  
STAFF PER SHIFT: 2  
SHIFT PER DAY: 2  
7:00 AM - 4:00 P.  
4:00 PM - CLOSE

(- ) SITE PLAN  
SCALE: 1/8" = 1'-0"



**ALCHEMY DESIGN STUDIOS**  
COMMERCIAL | RESIDENTIAL | HOSPITALITY  
610 S. Main Street, No. 202  
Los Angeles, CA 90014  
danny@alchemy\_designstudios.com

**SPOKE BICYCLE CAFE**  
TENANT IMPROVEMENT  
Owners: Laurie Winston & Rich Latronica  
3050 N. Coolidge  
Los Angeles, CA 90039

**SITE PLAN**

**General Notes**  
All ideas, designs, plans and arrangements indicated or represented by this drawing(s) are owned by and are property of ALCHEMY Design Studios, and were created, evolved, and developed for use on and in connection with this specified project, on this specific site. None of such ideas, designs, plans shall be used, by or disclosed to any person, firm, public entity, for any purpose whatsoever without the written consent of ALCHEMY Design Studios. (C) ALCHEMY Design Studios 2015

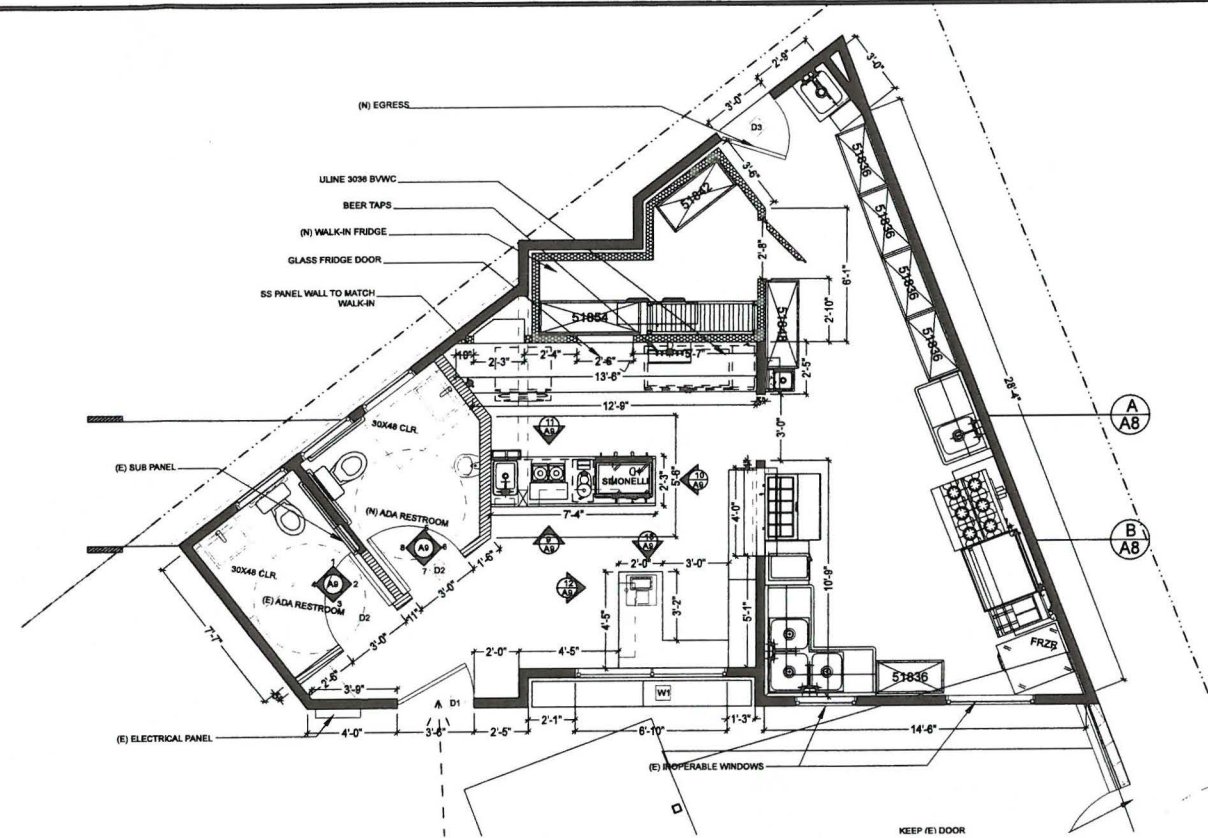
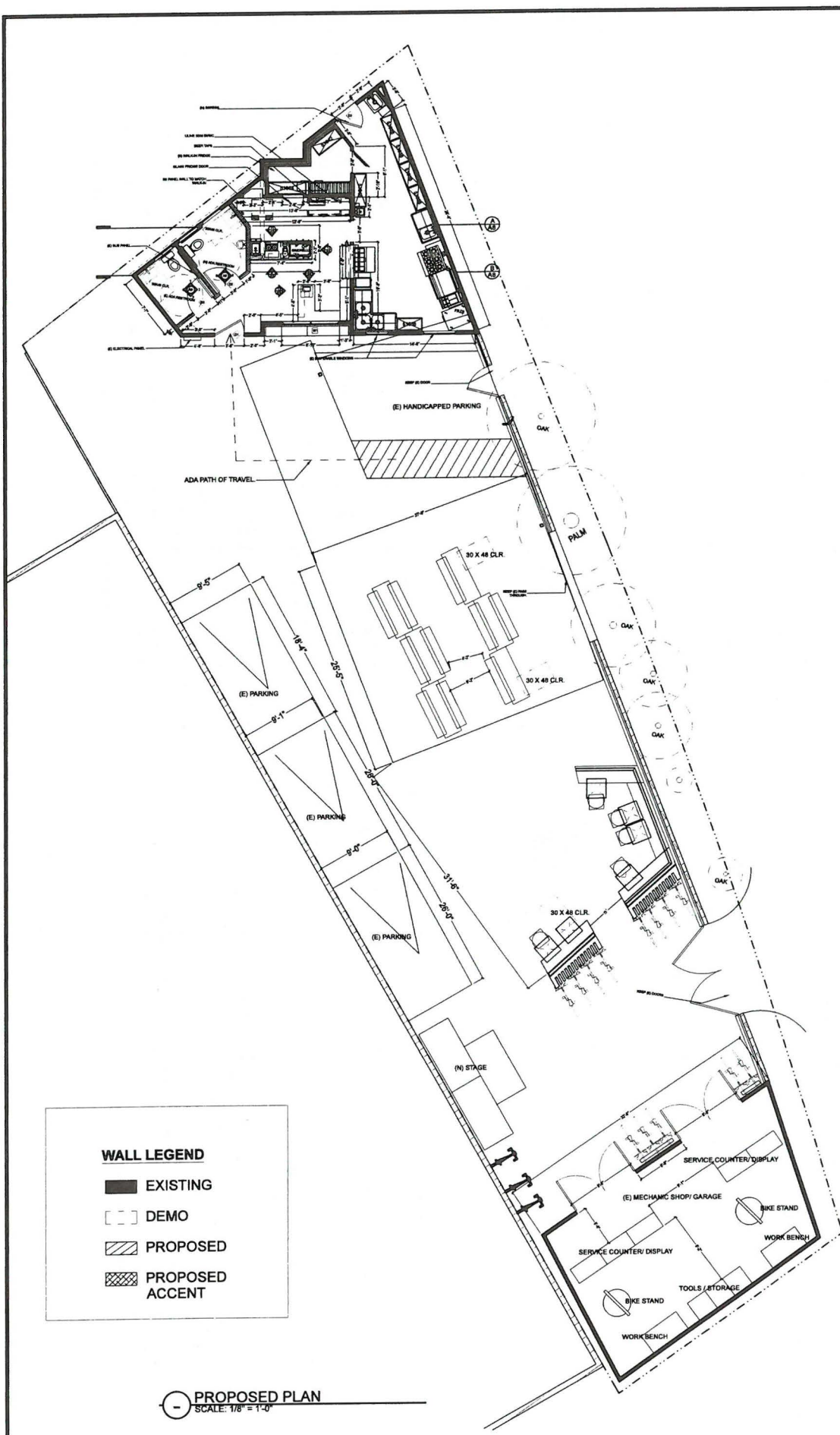
1	Revision/ Issue	08/01/15
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Project:	TENANT IMPROVEMENTS	Sheet:	A1
Date:	08.08.2015		
Scale:	1/8" = 1'-0"		

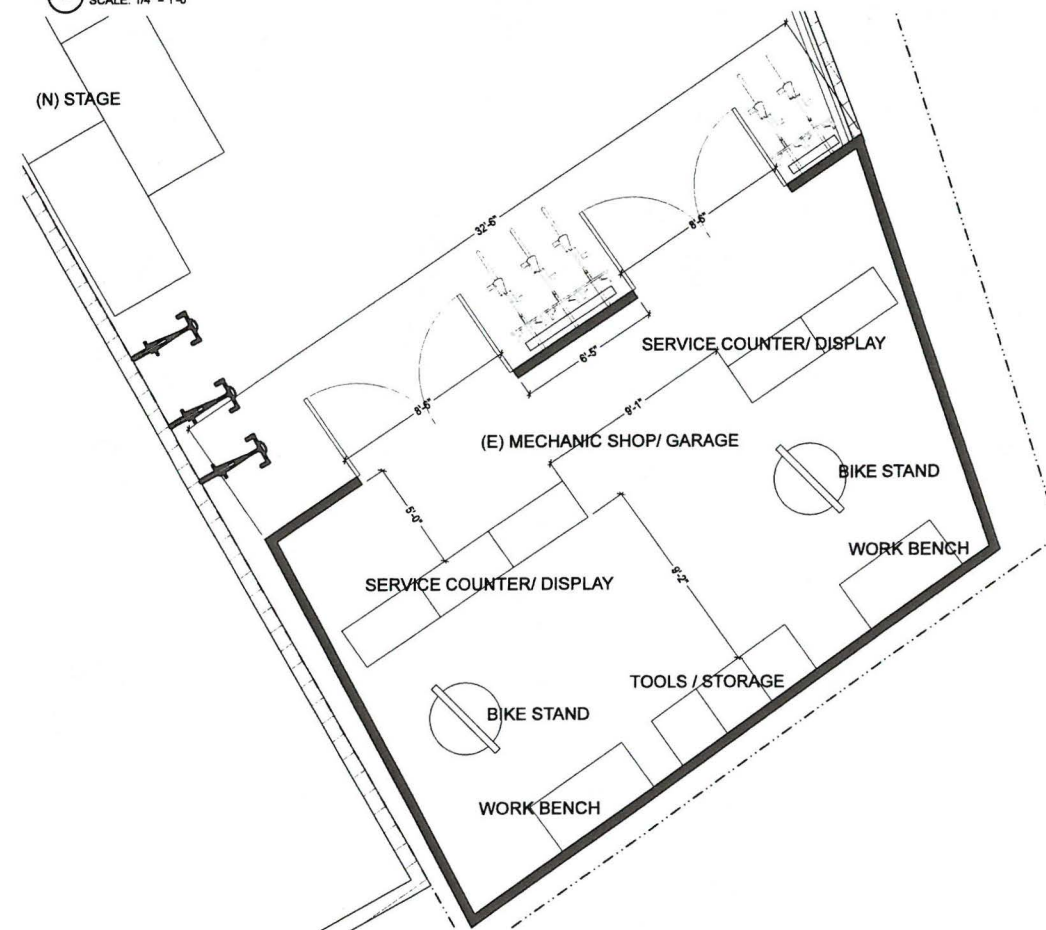
ZA-2015-4549

GENERAL NOTE: CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, PLEASE CALL THE DESIGNER AT 415.359.6735





**PROPOSED BLDG. 1**  
SCALE: 1/4" = 1'-0"



**PROPOSED BLDG. 2**  
SCALE: 1/4" = 1'-0"

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Los Angeles, CA 90039

**PROPOSED PLAN**

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1	Revisory Issue	08.01.15
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Project	TENANT IMPROVEMENTS	Sheet	<b>A4</b>
Date	08.08.2015		
Scale			
NOTED			

ZA-2015-4549

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