

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, August 28, 2012
200 North Spring Street
Room 1060, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT www.planning.lacity.org.

The meeting was called to order by Commission Vice President Chanchanit Martorell at 4:35 p.m.

Commissioners Present: Young Kim, Daniel Suh

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Senior Planner Kevin Keller represented the Planning Department. He spoke on "Measure R" and the hiring of new assistant planners.

2. COMMISSION BUSINESS

- A. Advanced Calendar
- B. Commission Requests
- C. Minutes of Meeting – August 14, 2012

Motion: To approve the Minutes of August 14, 2012.

Moved: Kim
Seconded: Suh
Ayes: Martorell
Absent: Acevedo
Vacant: One

Vote: 3 - 0

3. **ZA-2010-3215-ZV-1A**
CEQA: ENV-2010-3216-MND

Council District: 4 – LaBonge
Expiration Date: 9-16-12
Appeal Status: Appealable
to City Council, if approved

Plan: Hollywood

PUBLIC HEARING

PROJECT LOCATION: 6123 - 6145 FRANKLIN AVENUE

REQUESTED ACTION:

An Appeal of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a Variance to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed bar as an accessory use to an existing hotel, upon 43 Conditions of Approval; specifically, the terms of Condition Nos. 9 (5 year term grant from effective date), 11 (configuration and allocation of on-site parking spaces), 12 (tandem parking), 13 (requirement for maintenance of free on-site employee parking), 14 (requirement for maintenance of free on-site customer parking in conjunction with coffee shop and proposed bar), 28 (requirement to provide security guard), and 39 (requirement to file plan approval within 18 months) of the approval. Consideration of Mitigated Negative Declaration **ENV-2010-3216-MND** as the environmental clearance for this action.

Applicant: Spirit Office, Inc.
Representative: Brett Engstrom, Art Rodriquez and Assoc.
Appellant: Brian Fleet

RECOMMENDED ACTION:

1. Deny the appeal.
2. Sustain the action of the Zoning Administrator approving, pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a Variance to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed bar as an accessory use to an existing hotel, upon 43 Conditions of Approval.
3. Adopt the findings of the Zoning Administrator.
4. Adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration **ENV-2010-3216-MND** as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1318

Motion: To continue the matter to a date uncertain, which will allow for an appropriate hearing notification.

Moved: Kim
Seconded: Suh
Ayes: Martorell
Absent: Acevedo
Vacant: One

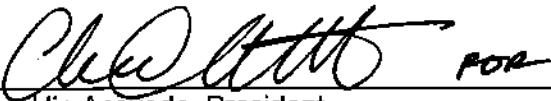
Vote: 3 - 0

Note: Applicant's Representative Brett Engstrom agreed to the continuance and completed the appropriate forms to grant an extension of time for the Commission to act on this appeal.

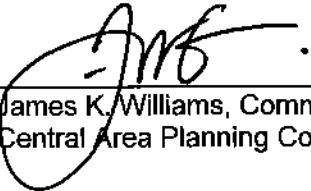
4. **PUBLIC COMMENT PERIOD**

No Speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 4:44 p.m.



Franklin Acevedo, President



James K. Williams, Commission Executive Assistant II
Central Area Planning Commission

Adopted on 9/11/12