

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, April 9, 2013
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 Commissioner Franklin Acevedo at 4:40 p.m.

Commissioners Present: Marsha Brown, Chanchanit Martorell, Daniel Suh
Commissioners Absent: Young Kim

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

City Planner Conni Pallini-Tipton – Spoke on the American Planners Association meeting in Chicago, the Department realignment and newsletter.

2. COMMISSION BUSINESS

- A. Advanced Calendar
- B. Commission Requests
- C. Minutes of Meeting – March 12, 2013

Motion: To adopt the Minutes of the March 12, 2013 meeting.

Moved: Acevedo
Seconded: Martorell
Ayes: Brown, Suh
Absent: Kim

Vote: 4 - 0

3. **ZA-2012-1086-CUB-1A**
CEQA: ENV-2012-1087-CE
Plan: Wilshire

Council District: 5 – Koretz
Expiration Date: 4-9-13 Ext.
Appeal Status: Not further
appealable

PUBLIC HEARING – Continued from the February 26, 2013 Central APC meeting.

LOCATION: 8636 W. 3RD STREET

REQUESTED ACTION:

An **appeal** of the Zoning Administrator's decision to **deny**, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to allow an upgrade from beer and wine to a full line of alcoholic beverage license for on-site consumption with hours of operation from 11:30 a.m. to 2 a.m. daily, accommodating 68 patrons indoors and 24 patrons outdoors, in conjunction with an existing restaurant and gastro pub. Consideration of Categorical Exemption **ENV-2012-1087-CE** as the environmental clearance for this action.

Applicant: Valarie Svoboda
John Stewart, John Stewart Design Associates
Appellant: Same

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the action of the Zoning Administrator's decision to **deny**, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to allow an upgrade from beer and wine to a full line of alcoholic beverage license for on-site consumption with hours of operation from 11:30 a.m. to 2 a.m. daily, accommodating 68 patrons indoors and 24 patrons outdoors, in conjunction with an existing restaurant and gastro pub.
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** Categorical Exemption **ENV-2012-1087-CE** as the environmental clearance for this action.

Staff: Sue Chang (213) 978-1318

No action was taken by the Central Area Planning Commission in regards to this matter. The Zoning Administrator accepted a withdrawal of the application to file.

4. **ZA-2006-4238-CUB-PA2-1A**
CEQA: ENV-2012-13-CE
Plan: Wilshire

Council District: 5 – Koretz
Expiration Date: 5-5-13
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 115 S. FAIRFAX AVENUE

REQUESTED ACTION:

An **appeal** of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, to: 1) **deny** plans authorizing modifications to Case No. ZA 2006-4238(CUB)(PA1) for Condition Nos. 7, 12, 20, 22, 26, and 34 as requested by the applicant; and 2) approve plans authorizing modifications to conditions of approval of Case No.

ZA 2006-4238(CUB)(PA1) for Condition No. 9 limiting the interior floor area of the permitted interior hotel restaurant, Condition No. 14, to allow the display of signs advertising the availability of "Food and Drink"; Condition No. 15, to allow the provision of a "happy hour" as otherwise not allowed; Condition No. 21, to remove restrictions requiring alcohol sales to be in conjunction with food sales, and remove the restriction that alcohol sales not exceed 30 percent of gross food sales within the restaurant; and Condition No. 29, to modify the language concerning smoking within and around the use, including the prohibition on the maintenance and/or provision of collection bins for ash and cigar/cigarette butts; all in conjunction with the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption within a 1,560 square-foot, 48-seat restaurant ("TART") and 66-room hotel ("Farmer's Daughter Hotel"). Consideration of Categorical Exemption **ENV-2012-13-CE** as the environmental clearance for this action.

Applicant: Wilorna Enterprises, LLC
Rep.: Solomon, Saltsman & Jamieson
Appellant: Same

RECOMMENDED ACTION:

1. **Deny the appeal.**

Sustain the decision of the Zoning Administrator, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, to: 1) **deny** plans authorizing modifications to Case No. ZA 2006-4238(CUB)(PA1) for Condition Nos. 7, 12, 20, 22, 26, and 34 as requested by the applicant; and 2) approve plans authorizing modifications to conditions of approval of Case No. ZA 2006-4238(CUB)(PA1) for Condition No. 9 limiting the interior floor area of the permitted interior hotel restaurant, Condition No. 14, to allow the display of signs advertising the availability of "Food and Drink"; Condition No. 15, to allow the provision of a "happy hour" as otherwise not allowed; Condition No. 21, to remove restrictions requiring alcohol sales to be in conjunction with food sales, and remove the restriction that alcohol sales not exceed 30 percent of gross food sales within the restaurant; and Condition No. 29, to modify the language concerning smoking within and around the use, including the prohibition on the maintenance and/or provision of collection bins for ash and cigar/cigarette butts; all in conjunction with the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption within a 1,560 square-foot, 48-seat restaurant ("TART") and 66-room hotel ("Farmer's Daughter Hotel).

2. **Adopt** the findings of the Zoning Administrator.

3. **Adopt** Categorical Exemption No. **ENV-2012-13-CE** as the environmental clearance for this action.

Staff: R. Nicolas Brown (818) 374-5069

Motion: To grant the appeal to modify conditions of approval. Sustain the approval of the Zoning Administrator. Adopt modified Conditions, Findings and Environmental clearance.

Moved: Acevedo
Seconded: Suh
Ayes: Brown, Martorell
Absent: Kim

Vote: 4 - 0

5. **ZA-2012-520-CUB-CUX-1A**
CEQA: ENV-2012-521-MND
Plan: Central City

Council District: 14 – Huizar
Expiration Date: 5-7-13
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 418 S. HILL STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve** a Conditional use pursuant to Sections 12.24-W,1; 12.24-W,18(a); and 12.24-W,18(c) to permit: the sale and dispensing of a full line of alcoholic beverages in three restaurants, a banquet center, a lobby bar and in-room mini-bars in the renovated Hotel Clark; public dancing within the hotel banquet center and on the outdoor second level pool deck; and the maintenance and operation of a health spa with massage treatment rooms within the Hotel. Consideration of Mitigated Negative Declaration No. **ENV-2012-521-MND** as the environmental clearance for this action.

Applicant: Clark Street Realty Associates, LLC
Rep.: Elizabeth Peterson Group, Inc.
Appellant: Melanie Luthern, Unite Here Local 11

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** pursuant to the provisions of Section 12.24-W,1; Section 12.24-W, 18(a); and 12.24-W,18(c) of the Los Angeles Municipal Code, a Conditional Use to permit: the sale and dispensing of a full line of alcoholic beverages in three restaurants, a banquet center, a lobby bar and in-room mini-bars, public dancing in the hotel banquet room and the pool deck dance floor and the maintenance and operation of a spa with massage treatment rooms in the Hotel Clark.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-521-MND** as the environmental clearance for this action.

Staff: Charles Rausch Jr. (213) 978-1318

Motion: To continue the matter to the May 14, 2013 meeting.

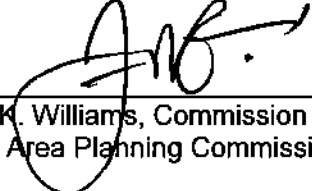
Moved: Acevedo
Seconded: Martorell
Ayes: Brown, Suh
Absent: Kim

Vote: 4 - 0

6. **PUBLIC COMMENT PERIOD**
No Speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:50 p.m.



Franklin Acevedo, President

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

Adopted on _____

5/14/13