

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 27, 2013, After 4:30 P.M.
CITY HALL, 10 FLOOR ROOM 1070
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Marsha L. Brown, Commissioner
Young Kim, Commissioner
Vacant, Commissioner

James K. Williams, Commission Executive II

(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – August 13, 2013

D. Election of Officers

3. **ZA-2012-1655-CUB-ZV-1A**
CEQA: ENV-2012-1652-MND
Plan: Central City North

Council District: 14 – Huizar
Expiration Date: 9-9-13
Appeal Status: ZV further
appealable if approved

PUBLIC HEARING

LOCATION: 828 E. TRACTION AVENUE

REQUESTED ACTION:

An **appeal** of the Zoning Administrator's decision to **approve** pursuant Los Angeles Municipal Code Section 12.24-W,1 a **Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for on-off-site consumption, in conjunction with a proposed approximately brew pub, also having live entertainment.

Pursuant to Los Angeles Municipal Code Section 12.24-W,27 a **Conditional Use** to permit hours of operation before 7 a.m. and after 11 p.m. and the use and maintenance of 27 skee-ball lanes and two pool tables or two ping pong tables, all as otherwise not permitted with a mini-shopping center.

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 11.5.9, a **Withdrawal Request** for consideration of a **Zone Variance** from Section 12.21,1-A,1 of the Los Angeles Municipal Code, to allow the conversion of approximately 3,073 square feet of basement storage area into a bar and lounge use, resulting in a Floor Area Ratio greater than the 1.5-1 otherwise permitted in Height District No. 1; pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B,1 a **Zone Variance** from Section 12.21.1-A,1 of the Los Angeles Municipal Code to allow a Floor Area Ratio of less than 3:1 but greater than the maximum allowed 1.5:1 otherwise permitted in Height District No. 1 – only in conjunction with the conversion of approximately 7,287 square feet of an existing 10,500 square-foot basement storage area of an existing three-story commercial/industrial building, into a basement brewery and kitchen for a ground-level restaurant/bar/nightclub within the M3-1 Zone.

Consideration of Mitigated Negative Declaration No. **ENV-2012-1652-MND** as the environmental clearance for this action.

Applicant: Spirited Group Properties, LLC

Rep.: Eddie Navarette

Appellant: George Rollins

RECOMMENDED ACTION:

1. **Deny the appeal.**

Sustain the Zoning Administrator's decision to **approve** pursuant Los Angeles Municipal Code Section 12.24-W,1 a **Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for on-off-site consumption, in conjunction with a proposed approximately brew pub, also having live entertainment;

Pursuant to Los Angeles Municipal Code Section 12.24-W,27 a **Conditional Use** to permit hours of operation before 7 a.m. and after 11 p.m. and the use and maintenance of 27 skee-ball lanes and two pool tables or two ping pong tables, all as otherwise not permitted with a mini-shopping center;

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 11.5.9, a **Withdrawal Request** for consideration of a **Zone Variance** from Section 12.21,1-A,1 of the Los Angeles Municipal Code, to allow the conversion of approximately 3,073 square feet of basement storage area into a bar and lounge use, resulting in a Floor Area Ratio greater than the 1.5-1 otherwise permitted in Height District No. 1; pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B,1 a **Zone Variance** from Section 12.21.1-A,1 of the Los Angeles Municipal Code to allow a Floor Area Ratio of less than 3:1 but greater than the maximum allowed 1.5:1 otherwise permitted in Height District No. 1 – only in conjunction with the conversion of approximately 7,287 square feet of an existing 10,500 square-foot basement storage area of an existing three-story commercial/industrial building, into a basement brewery and kitchen for a ground-level restaurant/bar/nightclub within the M3-1 Zone.

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

3. **Adopt** Mitigated Negative Declaration No. **ENV-2012-1652-MND**.

Staff:

Albert Landinin (213) 978-1318

4. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the **Central, Area Planning Commission** will be held at **4:30 p.m.** on **Tuesday, September 10, 2013** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.