

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 14, 2014, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Samantha Millman, President
Daphne Brogdon, Vice President
Kimberly Chemerinsky, Commissioner
Jennifer Chung, Commissioner
Bricia Lopez, Commissioner

Rhonda Ketay, Commission Executive Assistant I
(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.

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. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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>.

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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – September 9 and September 23, 2014

3. **CPC-2013-924-ZC-CUB-MSC**
CEQA: ENV-2013-925-MND-REC1

Plan: Wilshire

Council District: 4 – LaBonge

Expiration Date: 11/4/14

Appeal Status: Zone Change is
appealable by the Applicant to the City
Council if denied in whole or in part

PUBLIC HEARING HELD ON SEPTEMBER 22, 2014

Location: 107 North Larchmont Boulevard

Proposed Project: The proposed project is a change of use from a Food Take-out/Retail use to Restaurant use for an establishment located in the Larchmont Boulevard neighborhood commercial district in the Wilshire Community Plan area. The site is located at 107 N. Larchmont Blvd. between 1st Street and Beverly Boulevard. The "Q" conditions established in Ordinance No. 168,334 limit the number of restaurants to one for every 270 feet of public street frontage, and do not permit any single restaurant to exceed 40 feet of public lot street frontage, for properties on both sides of Larchmont (identified as Subarea 2). The applicant has requested a Zone Change to modify this "Q" condition. The change of use applies to an existing building that comprises approximately 2,474 square feet on a 6,250-square foot lot.

The property is zoned [Q]C2-1D with a General Plan Land Use Designation of Neighborhood Office Commercial. The surrounding and abutting properties to the north, east and south are zoned [Q]C2-1D and developed with office, retail and restaurant uses. The properties to the west, across an alley, are located within the Windsor Square Historic Preservation Overlay Zone (HPOZ) and zoned R1-1-HPOZ. They are developed with single family homes.

Note: the case is heard by the Area Planning Commission, but has a City Planning Commission (CPC) prefix because the parking waiver request is delegated to the Director of Planning by the CPC.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt and Find** the Mitigated Negative Declaration ENV-2013-925-MND-REC1 is adequate and no additional environmental clearance is necessary;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a **Zone Change** (ZC) to amend Ordinance No. 168,334 by deleting [Q] Qualified Condition No. 2 (i) for the property located at 107 N. Larchmont Boulevard;
3. Pursuant to Section 12.24W.1. of the LAMC, a **Conditional Use** (CUB) to permit the sale and dispensing of alcoholic beverages to include beer and wine only, for on-site consumption, in conjunction with a 2,474-square foot restaurant; and
4. Pursuant to Section 12.21 A.4(o) of the LAMC, a **Parking Waiver** request to allow for 18 parking spaces of the 25 required to be provided within public parking sites located within 450 feet from the subject premises.

APPLICANT: Larchmont Village Partners One LLC
Representative: Jerry Neuman, Liner LLP

Recommended Action:

1. **Do not adopt the** Mitigated Negative Declaration, ENV-2013-925-MND-REC1, for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. **Deny a Zone Change** (ZC) to amend Ordinance No. 168,334 by deleting [Q] Qualified Condition No. 2 (i) for the property located at 107 N. Larchmont Boulevard.
3. **Deny without Prejudice a Conditional Use** (CUB) to permit the sale and dispensing of alcoholic beverages to include beer and wine only, for on-site consumption, in conjunction with a 2,474 square-foot restaurant.
4. **Deny without Prejudice a Parking Waiver** request to allow for 18 parking spaces of the 25 required to be provided within public parking sites located within 450 feet from the subject premises.
5. **Adopt** the Findings.

Staff: Debra Lawrence (213) 978-1163

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, October 28, 2014** 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.