

UNOFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, October 14, 2014
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 President Samantha Millman at 4:30 p.m.

Commissioners Present: Daphne Brogdon, Kimberly Chemerinsky, Jennifer Chung Kim, Bricia Lopez, and Samantha Millman

1. DIRECTOR'S REPORT

Items of interest.

- A. On October 7, 2014, at the PLUM Committee of the City Council, a report was given from the Planning Department to the committee regarding the Neighborhood Conservation Initiative. PLUM did not act on it - continued for two weeks.
- B. On October 18, 2014 at the Wilshire United Methodist Church, the Planning Department is hosting an annual conference for the Los Angeles Historic Neighborhood Conference. The theme is sustainable practices.

2. COMMISSION BUSINESS

- A. Advanced Calendar – no changes
- B. Commission Requests – none
- C. Minutes of Meeting from September 9 and 23, 2014.

Motion: To approve the minutes from September 9, 2014.

Moved: Brogdon
Seconded: Chemerinsky
Ayes: Chung Kim

Vote: 3 – 0

Motion: To approve the minutes from September 23, 2014.

Moved: Millman
Seconded: Chemerinsky
Ayes: Chung Kim and Lopez

Vote: 4 - 0

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

DISCUSSION:

City Planning staff presented their report. The Applicant's representative spoke, followed by several speakers for the proposal and several speakers against the proposal. There was one general comment and rebuttal time was given to the applicant's representative. City Council staff spoke to the Commission. Public comment was closed and the Commission discussed the case at length.

Motion: To 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, 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, 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, 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, and adopt the Findings.

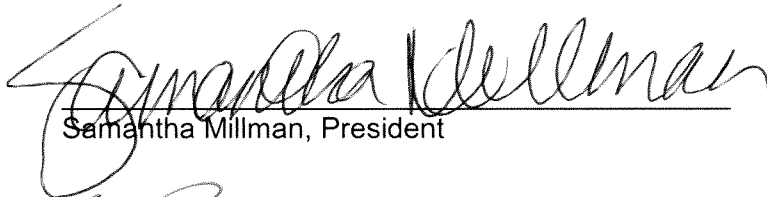
Moved: Millman
Seconded: Brogdon
Ayes: Chemerinsky, Chung Kim, and Lopez

Vote: 5 - 0

4. **PUBLIC COMMENT PERIOD**

One speaker

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:25 p.m.


Samantha Millman, President


Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on October 28, 2014