

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 13, 2015, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President
Daphne Brogdon, Vice President
Jennifer Chung Kim, Commissioner
Bricia Lopez, Commissioner
Christina Oh, Commissioner

Randa Hanna, Commission Executive Assistant
(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, 4 & 5.

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 532, Los Angeles, CA 90012, 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**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – September 8, 2015

3. **APCC-2015-692-SPE-CUB-PAB**

CEQA: ENV-2015-693-MND

Plan: Central City North

Council District: 14 – Huizar

Expiration Date: 10/19/15

Appeal Status: Appealable to City Council

PUBLIC HEARING HELD ON SEPTEMBER 11, 2015

LOCATION: 800 North Alameda Street (Los Angeles Union Station)

PROPOSED PROJECT:

The project consists of an interior tenant improvement, including an accessory brewery component, to the existing 11,010 square foot Fred Harvey restaurant space located within Union Station. The project will include the sale and dispensing of a full line of alcoholic beverages for on-site consumption, sale of beer and wine for off-site consumption, and live entertainment. The project will contain 200 patron seats inside and 124 patron seats outside in two patio areas that total 926 square feet. The existing Fred Harvey restaurant space was first permitted as a restaurant in 1938 and is currently used as an entertainment venue. The physical construction proposed in the Fred Harvey room will be limited to the kitchen, prep and restroom areas with no other changes to the interior.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Consideration** of the **Mitigated Negative Declaration** (ENV-2015-693-MND) and the **Mitigation Monitoring Program** for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.F, **Specific Plan Exceptions** from the Alameda Specific Plan, Ordinance 171,139 (as amended by Ordinance 173,445) as follows:
 - a. From Section 7.C.5 to permit an additional establishment for the sale of alcoholic beverages for off-site consumption in lieu of the maximum of three establishments permitted;
 - b. From Section 9.B, Table 2 to permit the hours of operation for sales of alcoholic beverages to be from 6 a.m. to 2 a.m. daily in lieu of the 10 a.m. to 2 a.m. restriction;

- c. From Section 9.B, Table 2 to permit public dancing / live entertainment activities to be between the hours of 6 a.m. to 2 a.m. in lieu of the 9 p.m. to 4 a.m. restriction.
3. Pursuant to LAMC Section 12.24 W.1 and Section 7.C.7 of the Alameda District Specific Plan, a **Conditional Use Permit** to allow the sale of beer and wine for off-site consumption.
4. Pursuant to LAMC Section 12.24 M and Section 9.A. of the Alameda District Specific Plan, a **Plan Approval** to permit a full line of alcoholic beverages for on-site consumption and live entertainment from 6 a.m. to 2 a.m. daily.

APPLICANT: Spirited Group VI, LLC
Representative: Eddie Navarrette, FE Design & Consulting

RECOMMENDED ACTION:

1. **Adopt the Mitigated Negative Declaration** (ENV-2015-693-MND) and the **Mitigation Monitoring Program** for the above referenced project, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. **Approve Specific Plan Exceptions** from the Alameda Specific Plan, Ordinance 171,139 (as amended by Ordinance 173,445), pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.F, as follows:
 - a. From Section 7.C.5 to permit an additional establishment for the sale of alcoholic beverages for off-site consumption in lieu of the maximum of three establishments permitted;
 - b. From Section 9.B, Table 2 to permit the hours of operation for sales of alcoholic beverages to be from 6 a.m. to 2 a.m. daily in lieu of the 10 a.m. to 2 a.m. restriction;
 - c. From Section 9.B, Table 2 to permit public dancing / live entertainment activities to be between the hours of 6 a.m. to 2 a.m. in lieu of the 9 p.m. to 4 a.m. restriction.
3. **Approve a Conditional Use Permit** pursuant to LAMC Section 12.24 W.1 and Section 7.C.7 of the Alameda District Specific Plan, to allow the sale of beer and wine for off-site consumption.
4. **Approve a Plan Approval** Pursuant to LAMC Section 12.24 M and Section 9.A. of the Alameda District Specific Plan, to permit a full line of alcoholic beverages for on-site consumption and live entertainment from 6 a.m. to 2 a.m. daily.

Staff: Blake Lamb (213) 978-1167

4. **ZA-2015-597-CUB-CUX-1A**
CEQA: ENV-2015-598-CE

Plan: Hollywood
Council District: 13 – O’Farrell
Expiration Date: 10/19/15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1718 North Vine Street

Requested Action:

An appeal of the Zoning Administrator’s decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to allow the on-site sales and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant, and to approve, pursuant to Los Angeles Municipal Code Section 12.24-W, 18, a conditional Use to allow patron dancing in conjunction with an existing restaurant in the C4-2D-SN Zone; and to adopt the action of the Lead Agency in issuing Categorical Exemption ENV-2015-598-CE as the environmental clearance for the Project.

APPLICANT: Jeremy Chin, Reve Investments, Inc
Representative: Michael Cho, Palmieri Tyler

APPELLANTS: 1) Amir Deris
2) Emily Bradley
Representative: Michael Cho, Palmieri Tyler LLP
3) Bradley Elfenbein

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeals.
3. **Sustain** the Zoning Administrator's decision to:
 - a. **Approve** a Conditional Use to allow the on-site sales and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant.
 - b. **Approve** a Conditional Use to allow patron dancing in conjunction with an existing restaurant in the C4-2D-SN Zone.
4. **Adopt** the action of the Lead Agency in issuing Categorical Exemption ENV-2015-598-CE as the environmental clearance for the Project.

Staff: Fernando Tovar (213) 978-1303

5. **ZA-2015-867-ZAA-1A**

CEQA: ENV-2015-868-MND

Plan: Wilshire

Council District: 5 - Koretz

Expiration Date: 10/27/15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 320 – 330 Fairfax Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-A to allow an FAR of 1.8:1 in lieu of 1.5:1 in conjunction with the proposed construction of a new three-story social services center in the C2-1VL-O Zone; and to adopt the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2015-868-MND as the environmental clearance for the Project.

APPLICANT: Paul S. Castro, Jewish Family Service of Los Angeles
Representative: Jessica Hencier, Craig Lawson & Co, LLC

APPELLANT: Michele Atias, 332 North Fairfax, LLC
Representative: Gregory Taylor, The Taylor Group

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to:
 - a. **Approve** a Zoning Administrator's Adjustment from Section 12.21-A to allow an FAR of 1.8:1 in lieu of 1.5:1 in conjunction with the proposed construction of a new three-story social services center in the C2-1VL-O Zone.

4. **Adopt** the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2015-868-MND as the environmental clearance for the Project.

Staff: Fernando Tovar (213) 978-1303

6. **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 27, 2015** 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.