

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, October 13, 2015
200 North Spring Street, Room 1070, 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 Commission President Chemerinsky at 4:37 p.m.

Commissioners present: Daphne Brogdon, Kimberly Chemerinsky, Bricia Lopez, and Tina Oh

Commissioner absent: Commissioner Kim

1. DEPARTMENTAL REPORT

No report.

2. COMMISSION BUSINESS

A. Advanced Calendar – None

B. Commission Requests – None

C. Minutes of meeting – September 8, 2015

MOTION: To approve the minutes from September 8, 2015

Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioners Oh and Chemerinsky
Absent: Commissioner Kim

Vote: 4 - 0

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

DISCUSSION:

The Planning Staff gave a brief description of the case. The applicant and the Applicant's Representative spoke. There was one general comment from Metro Director of Union Station. The Commission asked clarifying questions and made a motion.

MOTION:

Adopt the recommended actions.

Moved: Commissioner Chemerinsky
Seconded: Commissioner Brogdon
Ayes: Commissioners Lopez and Oh
Absent: Commissioner Kim

Vote: 4 - 0

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

DISCUSSION:

The Zoning Administrator presented the case and stated that the appellants withdrew their appeals on October 9, 2015. However, the case had to be presented before to Commission. The applicant and the appellants were not present at the meeting. There were two speakers against the project. The Commission asked the Officer from Los Angeles Police Department who completed a speaker card for this case to testify; he stated that there were no noise issues on this establishment. The Commission also had questions to the property owner. The Senior Planner and the City Attorney answered some clarifying questions. The Commission closed public comment and started deliberation.

MOTION:

Deny the appeals. Adopt the Findings of the Zoning Administrator.

Moved: Commissioner Lopez
Seconded: Commissioner Oh
Ayes: Commissioner Chemerinsky
Nays: Commissioner Brogdon
Absent: Commissioner Kim

Vote: 3 – 1

The Commission took five minutes recess time then resumed the meeting.

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

DISCUSSION:

The Zoning Administrator gave a description of the project. The appellant's representative spoke, followed by the applicant's representative. The applicant's builder answered few questions. There were many people present in support of the project. However, only a few gave their testimony. The Council Representative spoke in support of the project. The Commission closed the public comment and made a motion.

MOTION:

Deny the appeal. Adopt the Findings of the Zoning Administrator.

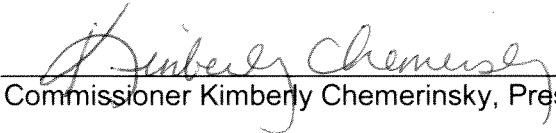
Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioners Oh and Chemerinsky
Absent: Commissioner Kim

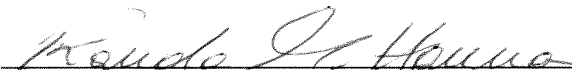
Vote: 4 - 0

6. PUBLIC COMMENT PERIOD

There was one speaker for public comments.

There being no further business to come before the Central Los Angeles Area Planning Commission. The meeting adjourned at 6:58 pm.


Commissioner Kimberly Chemerinsky, President


Randa M. Hanna, Commission Executive Assistant
Central Area Planning Commission

Adopted on October 27, 2015