



CHAIR
Gary Khanjian
SECRETARY
Frank Masi

GREATER GRIFFITH PARK NEIGHBORHOOD COUNCIL
"Your Neighborhood. Your Voice. Your Council"

**MEETING OF THE
PLANNING, ZONING & HISTORICAL
PRESERVATION COMMITTEE**

MINUTES

June 16, 2010 – 7:00 p.m.
Los Feliz Community Police Center
1965 N. Hillhurst Ave. 2nd floor of Citibank
Los Angeles, CA 90027



CERTIFIED COUNCIL #36

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1. Call to Order. Quorum Check.

7:10 pm

- Committee Present: Gary Khanjian (chair), Sorin Alexanian, Jacqueline Kerr, Christina A. Khanjian, Rosemary DeMonte, and David Ubersax.
- New Members Present. Cathryne Bray who requested membership on Saturday, June 11, 2010.
- Board Members Present: Ron Ostrow and Frank Masi.
- Public Officials Present: None.

2. Appointment of Secretary.

- Frank Masi requested to be reseated on the PZHP Committee and offered to perform the duties of Secretary.

Motion: To accept Frank Masi's request to be reseated on the committee and offer to perform the duties of Secretary..

Khanjian moves to approve. Ubersax seconds. No objection. Approved by consensus.

3. Public Comment on Non-agenda Items.

- Ron Ostrow asked the committee if there had been any discussion between the Committee and Dana Cremin concerning her email about In-N-Out Burger. Dana Cremin arrived at the meeting later, and her comments may be found below in these minutes.
- Donna Cremin, Secretary of Los Feliz Square Neighborhood Association, appeared later in the meeting and requested that the Feliz Square Neighborhood Association be copied on any and all correspondence and notified of any and all meetings between the GGGPNC-PZHP Committee and representatives of the proposed 3,800 square foot drive through In-N-Out Burger restaurant on the corner of Hollywood Blvd. and Edgemont.

Action: The PZHP committee will see to it that the Feliz Square Neighborhood Association will be copied on any and all correspondence and notified of any and all meetings between the GGGPNC and/or the PZHP Committee and representatives of the proposed In-N-Out Burger restaurant on the corner of Hollywood Blvd. and Edgemont.

4. Reports from Public Officials

None present.

5. Consideration of and action on, the following applications filed with the Los Angeles City Planning Department:

- **5273 W. Hollywood Blvd. Thai Patio.** Land Use Consultant Lee Rabun (CLR Enterprises, Inc.) presented the owner's Conditional Use (CUB) request to add live entertainment to restaurant use with the following self imposed conditions from a list of 24 conditions:
 - The restaurant interior shall not provide more than 116 patron seats, nor measure more than 2970 square feet, with attached patio on the property measuring approximately 300 square feet providing an additional 16 seats.
 - Hours of operation from 11 a.m. to 4:00 a.m., daily.
 - Beer and wine sales only from 11 a.m. to 2 a.m., daily.
 - Live entertainment shall consist of no more than one amplified instrument and one amplified singer performing:
 - Sunday through Thursday: 7:00 p.m. until 12:00 a.m. Midnight.
 - Friday and Saturday: 7:00 p.m. until 3:30 a.m.
 - At no time shall there be patron dancing on the premises.
 - At no time shall there be any live entertainment nor amplified speaker system allowed in the patio area, nor on the exterior of the premises.

During the committee question period, Mr. Rubun provided the following information:

- The restaurant is in the area of SNAP where the parking requirement is 1 space per 500 square feet.
- There are 65 parking spaces available in the strip mall parking area shared by the retail businesses and four restaurants. The spaces are monitored by valet parking attendants after sundown. The valet charge is \$1.50 per automobile.

The following members of the public and long-time patrons of Thai Patio spoke in support of the application:

- Robert Young: very soft music, no issue with parking, many positive things to say, "an oasis", family restaurant, not "barish".
- Dale Brandenburg: love it, relaxing soothing atmosphere, comfortable lights, always fine street parking, staff are terrific.
- Benjamas Njyaboon: nice people, not like a bar with loud music
- Soottjruk Saiyajit (owner): loves families, loves to see them and their children, wants them to be comfortable.

There were no public comments in opposition to the application.

Committee Member Discussion:

- Hollywood is not like Hillhurst; supportive of expansion of hours since they have been serving beer and wine until 2:00 a.m. without incident for years; asked committee to support an additional condition prohibiting the sale of beer and wine only without food service; comfortable with the 10 year term of the grant.
- Agrees; not a new restaurant so it would be difficult to ask them to reduce their hours of operation.
- The businesses in and adjacent to this strip mall have effectively created a community within a community that this application is constant with – hours of

operation, food, activity, and parking; in favor of supporting the application as written.

- Concerned with a patio facing Hollywood Blvd. open until 4:00 a.m.; concerned about lack of security guards; can the patio hours be scaled back to 1:00 a.m. or 2:00 a.m.?

Motion: To approve the request with an additional condition prohibiting the sale of beer and wine without food service.

Ubersax moves to approve. Alexanian seconds. No objection. Approved by consensus.

- **2547 N. Hyperion Ave Speranza.** Elizabeth Peterson (Elizabeth Peterson Group, Inc.) presented the applicant's Conditional Use (CUB) request to permit the on-site sales and consumption of beer and wine in conjunction with an existing restaurant and relief from required on-site parking through providing leased off-site parking.
 - The 1,805 sf restaurant has a total of 119 seats.
 - The permitted hours of operation are from 11:00 a.m. – 12:00 a.m. Midnight, daily;
 - Required parking is 1 space per 100 square feet, or 20 spaces.
 - The applicant has 20 parking spaces at a gas station, attended by a valet at night, patrons walk from the gas station to the restaurant.
 - The applicant acquired 20 additional parking spaces available in the evening at 2525 Hyperion an office building two doors from the restaurant.
 - No live music, no entertainment, no dancing, no amplified music in the interior on the patio area.
 - Many letters of support on file.

During the committee question period, Ms. Peters provided the following information:

- There is currently an office building permit, a take-out restaurant permit, and a deli restaurant permit, but no on-site restaurant permit. Ms. Peterson said the permitting of the property would be "cleaned up". The Assessor Information Use Code is 2100 - Restaurant Lounge Tavern.
- There is a school on the edge of the 500 foot radius. The principal of the school spoke in support of the application later in the meeting.
- The valets have been hired. The valet rate will be between \$3:50 and \$5:00.
- Actual current operating hours are from 6:00 p.m. to Midnight, daily.

The following members of the public and long-time patrons of Speranza spoke in support of the application:

- John Gutierrez: 20 year Los Feliz resident, going to restaurant for 10 to 12 years, wonderful place to go, family oriented quiet dinner, one of the finest eating establishments in the area, wholesome clean place to be, asset to neighborhood.
- Ludovic Schorno: people can go with their kids and not be stressed out that they have to spend a lot of money, great family restaurant.
- Michael Rotundi: not just a place to eat – a social equalizer, a place for people to come together and exchange ideas while they are eating.
- Donalella Cusma: they put people in the community together, lots of designers and architects meet there and make friends, good food goes with good wine.
- Ron Ostrow: commented on the overwhelming support and good will of their patrons.
- Arpi Idolor: director of the local preschool next to Speranza, can't say enough great things about this family, share restaurant with preschoolers and teach them

- to make pasta, as the local director of a preschool has no fears about them running a really good establishment with beer and wine. They value family and children. You can sit there as long as you want - it's never about turning a table.
- o Gerald Niederwieser: safe quiet place for people meet at, a gathering place, always finds a parking space.

There were no public comments in opposition to the application.

Committee Member Discussion:

- o How long is the lease for the parking spaces? Answer: 2 years at 76 station and 1 year at office building. Clarified that alcohol will not be served without food and there will be a kitchen on the site (typos).
- o Pointed out Speranza is directly across the street from Barbarella. Spoke to two neighbors who last night spoke in opposition to Barbarella because of the noise and commented that they area never bothered by noise from Speranza. Supports hours of operation even though we usually look for a Sunday through Wednesday closing hours no later than 11:00 p.m., since they are providing more parking than required and are directly across the street from a restaurant that currently sells alcohol from 6:00 a.m. until 2:00 a.m. daily.

Motion: To approve the request with additional conditions allowing a seven (7) year grant with the requirement for plan approval if the ownership changes.
 Ubersax moves to approve. Alexanian seconds. No objection. Approved by consensus.

6. Reports, discussion and action as appropriate on pending matters:

- Summary of Draft Hollywood Community Plan update meeting on June 11, 2010 with Mary Richardson Kevin Keller both from the City Planning Department
 - o In attendance: Gary Khanjian, Frank Masi, John F. John, Sarah Napier, and Richard Spicer for GGPNC. No on telephone.
 - o Mary and Kevin were very receptive to every suggestion that came from the NC.
 - o John pointed out that Mary and Kevin were aware of every issue and Mary lives in our district.
 - o All GGPNC participants now have print copy of the Draft HCP Text.
 - o Mary and Kevin were especially appreciative of Sarah's recommendations on education--the first feedback that they received on education.
 - o Plan Dept staff re-iterated that they will meet with each of the 10 Neighborhood Councils in the HCP area.
 - o Their hope is to post on line by mid-July the Chapter on community facilities and infrastructure, as well as the Draft Environmental Impact Report.
 - o We expressed again the GGPNC's interest in getting print copies. We asked Plan Dept to consider 60 days for comment period instead of the min. required 45 days. They are open to that.
 - o The Department will have the first public hearing, after presentations to NC's. The Plan Dept. staff, after that hearing, has a period of time to respond to questions/comments and make changes in the document. Then public hearing before Central Area Planning Commission and City Planning Commission, each of which will give direction.
 - o After that it goes to the Planning and Land Use Management Committee and City Council. Those two bodies will determine the rest of the schedule.

- Plan Dept would like project to have adopted at same time the HCP and related Zoning Ordinance in 2010.
- Rosemary asked if the committee had an action item to provide outreach for our NC meeting. The Chair replied we should wait and see what the City Planning Department comes up with.

Action: Sorin Alexanian will review the possibility of downzoning the R3-1 buildings on Rodney Drive and Lyman Place between Prospect Ave. and Hollywood Blvd. to RD1.5 in order to protect the character of that neighborhood and suggest a plan it that is viable.

- Draft PZHP Policies and Procedures status, and discussion of the process for review and requests for comments.
 - Frank Masi suggested posting a special meeting on July 1, 2010, so that the committee could benefit by Richard Spicer's presence.
 - Many committee members were not available to attend a meeting on that day.

Action: The committee decided to address the Draft PZHP Policies and Procedures at the next scheduled regular meeting.

- Simplification of LA City Planning.
 - Sorin Alexanian explained that over the next six months they will divide the city into four, one-stop geographic areas where you can get your permits: Valley, Central, South, and West.

7. Other Comments and Announcements

- The committee members present and the stakeholder present who requested membership on June 11, 2010, filled out forms to confirm and responsibly document the current membership of the committee.
- The committee discussed attaching an appropriate Ethics Code or Code of Civility to formal requests for committee membership at a later date and with the assistance of the Rules and Election Committee.
- The committee, with Dana Cremin's help, clarified that the two PZHPC meeting waiting period is part of a GGPNC bylaw.
- Dana Cremin asked if the PZHPC would accept multiple members of the Los Feliz Square Neighborhood Association Board on the committee, only one of whom would attend each PZHP meeting, in order to represent the interests of their association on our committee.

Action: The committee will bring Ms. Cremin's question to attention of the GGPNC Rules and Elections Committee.

- Dana Cremin suggested that holding our meetings in a bank that requires ringing a bell to gain access is inconsistent with the NC's obligation to hold transparent meetings. Ms. Cremin suggested that the GGPNC find an alternative location.
 - The committee suggested that, given enough time, it might be possible to identify volunteers who could stand by the door and allow access to stakeholders without them being inconvenienced or otherwise put off by ringing a bell.

Action: The committee will inform the GGPNC Board of Ms. Cremin's comment.

8. Approval of Past Meeting Minutes and Upcoming Meeting Calendar

- There were no minutes to approve.
- The committee discussed changing the dates of their regularly scheduled monthly meeting.

Action: The committee agreed, pending final confirmation from the LFIA, to change the date of their regularly scheduled monthly meeting so that it falls on the second Wednesday prior to each regularly scheduled monthly Board Meeting.

July 7, 2010, August 4, 2010, September 8, 2010, October 6, 2010, November 3, 2010, and December 8, 2010.

9. Adjourn.

9:10 pm

DRAFT