

**SUPPLEMENT (GGPNC Board Meeting Supplement Number)**

**MOTION:** The board approve the following recommended letter of support for Case No. ZA 2010-3979-CUB-ZV (Speranza Restaurant):

**RECOMMENDATION:**

Maya Zaitzevsky  
Associate Zoning Administrator  
Office of the Zoning Administrator  
Los Angeles City Hall  
200 North Spring Street, 7<sup>th</sup> Floor  
Los Angeles, California 90012

Re: ZA 2010-979-CUB-ZV  
Speranza Restaurant  
2547 N. Hyperion Ave  
Los Angeles, California 90027

Hearing: August 4, 2010

Dear Administrator Zaitzevsky:

After consideration at a publicly noticed, regular meeting of its Planning, Zoning and Historic Preservation Committee (PZHPC) on June 16, 2010 and its regularly scheduled Governing Board meeting on July 20, 2010, the Greater Griffith Park Neighborhood Council (GGPNC) agreed by consensus to recommend approval of the above referenced application, provided that in addition to the Applicant's Volunteered Conditions (1-25), the following conditions are also incorporated entirely into any conditional use permit:

1. The term of the grant shall be seven (7) years.
2. If ownership changes, plan approval shall be required.

A number of long-time patrons of Speranza spoke in favor of the application during the applicant's presentation to the PZHP Committee. They emphasized the special, comfortable, cultural meeting place the applicant's restaurant provides the neighborhood. There were no public comments in opposition to the application. The committee considered the closing hour, parking, the patio area on the property, and the term of the grant.

Very truly yours,

Ron Ostrow, President, GGPNC.

By Gary Khanjian, Chair, GPPNC – PZHPC.

cc: Owner/Applicant or Owner/Applicant's Contact Person; Doug Mensman - Assistant Planning Deputy, CD4; Jessica Kornberg – GGPNC Secretary; GGPNC Governing Board.

**EXCERPT FROM PZHPC MEETING:**

**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.
- 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:

- 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).
- 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.