



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 16, 2010

TO: Wayne Rew, Chair  
Pat Modugno, Vice Chair  
Esther L. Valadez, Commissioner  
Leslie G. Bellamy, Commissioner  
Harold V. Helsley, Commissioner

FROM: Samuel Dea  
Section Head, Special Projects

**SUBJECT: ADDITIONAL MATERIALS FOR HEARING**

**Project Number R2005-00728-(4); CDP Case No. 200500004; CUP Case No. 200500061; PKP Case No. 200500008; ENV Case No. 200500083**

**RPC Meeting: June 16, 2010  
Agenda Item: 9**

The following attachments were received by staff regarding the above-referenced item:

- Letter dated June 15, 2010, from the applicant, Specialty Restaurants Corporation, requesting changes and clarification to the Draft Conditions of Approval.
- Revised DPW memorandum dated June 16, 2010.

In addition to the above-mentioned attachments, Staff recommends that the Regional Planning Commission consider the following changes to the Conditions of Approval and Draft Findings:

- Draft Conditions of Approval:
  18. (d) No less than 94 off-site parking spaces shall be provided on the adjacent public parking lot (lease parcel 'W') and 45 off-site parking spaces shall be provided for employee parking on an overflow parking lot across from the restaurant (lease parcel 'XT'). If the location of the off-site parking should no longer be available, the permittee shall provide no less than 139 off-site parking spaces at an alternate location to be approved by the Director pursuant to Condition No. 17;
  18. (f) If the restaurant substantially changes its mode or character of operation so as to require more parking, or if the current or any subsequent owner changes the use or occupancy on the subject property, or if the permittee can no longer provide the required number of parking spaces at the off-site locations, all required parking must be provided except as otherwise authorized by a new parking permit application for a new parking permit shall be submitted within 90 days of such occurrence;

18. (g) The sale of alcoholic beverages shall be permitted during the following hours of operation: Monday through Thursday between 11 a.m. and 10 p.m., Friday between 11 a.m. to 11 p.m., Saturday between 10 a.m. and 11 p.m., and Sunday between 9 a.m. and 10 p.m. Food service shall be continuously provided during operating hours. The restaurant may extend its operating hours from 8:00 a.m. to 2:00 a.m. on special occasions such as New Year's Eve, banquets, and corporate meetings, given the permittee has obtained prior approval from the Department of Beaches and Harbors;
18. (h) Alcoholic beverages shall be sold to customers who purchase and consume food in the restaurant and/or outdoor dining patios only, except at the designated bar areas as identified on the approved Exhibit "A";
18. (q) (Remove condition; same as Condition No. 18.o.)
18. (s) No dancing or dance floor is permitted, except for scheduled special events. The permittee shall maintain a schedule of all special events which shall be available upon request;
18. (t) There shall be no cover charge or prepayment fee for food and/or beverage service required for admission to the restaurant, except for scheduled special events;
18. (x) (Remove condition; does not apply to this permit)
19. The permittee shall resurface the promenade area within the property lease parcel boundary to the satisfaction of the Los Angeles County Department of Beaches and Harbors.
21. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated May 3, 2010 June 16, 2010.

(New Draft Condition)

22. The permittee shall comply with all conditions set forth in the attached Los Angeles County Fire Department memorandum dated October 26, 2006.

▪ Draft Conditions of Approval Attachments

Department of Public Works letter dated May 3, 2010 June 16, 2010  
Los Angeles County Fire Department letter dated October 26, 2006

▪ New Draft Finding ("With Regards to the Parking Permit"):

That off-site facilities with leases of less than 20 years will provide the required parking for uses with leases that are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and shall contain other guarantees assuring continued availability of the spaces.

# SPECIALTY RESTAURANTS CORPORATION



June 15, 2010

Honorable Wayne Rew, Chair  
**REGIONAL PLANNING COMMISSION**  
**COUNTY OF LOS ANGELES**  
320 West Temple Street  
Los Angeles, California 90012

**RE: SHANGHAI RED'S – 13813 FIJI WAY, MARINA DEL REY**  
Project Number R2005-00728-(4); CUP 2005-00061;  
CDP 20050004; PkP 2005-00061

Honorable Chair and Members of the Commission:

The purpose of this letter is to request clarification and or modification on some of the draft Conditions being recommended for the continued use of Shanghai Red's in Marina del Rey. Specifically, we have comments on the following conditions and where we think it appropriate, are providing alternative language for these conditions:

**CONDITION 7** The draft conditions recommend a termination of this proposed Conditional Use Permit on June 16, 2020. We respectfully request a grant of at least 20 years. Shanghai Red's has well demonstrated it's ability to manage its operations with little complaint or issue. This site has been continuously operated as a restaurant for more than 40 years and we think we have earned the right to a longer operating grant, or to a grant with no sunset date included and we hope you will agree.

**CONDITION 18(d)** We would suggest a modification to the language on this condition so that in the event the County Department of Beaches and Harbors modifies our agreement and substitutes parking at another nearby parking lot in place of the parking lots they currently authorize for our shared use, that this grant remain in full force and effect as long as the applicant provides satisfactory evidence to the Director of Planning that required parking is still provided within a reasonable distance.

**CONDITION 18(g)** This condition discusses the sale of alcoholic beverages and we recognize that the hours of operation reflected in this condition are those requested in the original zoning permit application in response to the question "hours of operation". While these hours reflect our ordinary seating hours, they fail to acknowledge that we may seat customers for dinner at 11 pm and continue to serve them beverages throughout their visit. These hours also fail to acknowledge the special events we hold such as banquets, corporate meetings, weddings, New Year's Eve celebrations and 4<sup>th</sup> of July events. The hours for these special events may be earlier, later and longer, even though the restaurant is no longer seating patrons for meals, and for that reason,

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FAX (714) 998-8496 (Purchasing) FAX (714) 998-7609 (Construction)

Honorable Wayne Rew, Chair and Members of the Commission  
June 15, 2010  
Page Two

we would appreciate having these special circumstances acknowledged in this condition by incorporating the following as a condition on hours:

**Hours of operation for the restaurant and special events shall be 8 am to 2 am Monday through Sunday.  
Alcoholic beverages may be served during all operating hours, as long as food is also continuously provided.**

CONDITION 18(s) While we do not continuously maintain a dance floor, weddings and banquets often request a dance floor, and for that reason, we respectfully request that this condition be eliminated.

CONDITION 18(t) Similarly, because we are a popular wedding and banquet location, and because of special events such as the big celebrations for New Year's and 4<sup>th</sup> of July in the Marina, these events require reservations, an agreement about price and level of service provided, and all agreed fees are required to be paid in advance. We respectfully request that this condition be eliminated.

CONDITION 21 We are currently working with the Department of Public Works in an effort to modify their draft conditions so they reflect that there is no new construction proposed.

Thank you in advance for your consideration of these requested modifications.

Very truly yours,

  
Francis M. Dretling  
General Counsel - Restaurant Division



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
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GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 16, 2010

IN REPLY PLEASE REFER TO FILE: **LD-1**

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

Attention Maral M. Tashjian

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 200500061**  
**PROJECT NO. R2005-00728(4)**  
**COASTAL DEVELOPMENT PERMIT NO. 20050004**  
**PARKING PERMIT NO. 200500061**  
**13813 FIJI WAY**  
**UNINCORPORATED COUNTY AREA OF MARINA DEL REY**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This supersedes our May 3, 2010, letter. We have excluded our road improvements and traffic requirements since no new structures are being proposed.

We reviewed the site plan for the CUP No. 200500061, located at 13813 Fiji Way. The proposed project consists of requesting a Coastal Development Permit to authorize three existing outdoor patios be used for outside dining, authorizing the sale of alcoholic beverages for on-site consumption, and requesting a parking permit to authorize off-site parking in the Specific Plan Zone of the Playa del Rey Zoned District for an existing restaurant.

**Upon approval of the site plan, we recommend the following conditions:**

1. Drainage

- 1.1 Prior to issuance of a building permit, drainage plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; the elimination the sheet overflow and ponding; and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and Standard Urban Stormwater Mitigation Plan requirements

For questions regarding the drainage requirement, please contact Lizbeth Cordova at (626) 458-4921 or by e-mail at [lcordova@dpw.lacounty.gov](mailto:lcordova@dpw.lacounty.gov).

2. Building and Safety

- 2.1 Comply with Title 26 of the 2008 County of Los Angeles Building Code or the current building code at time of building plan submittal for the change in occupancy use.

For questions regarding the building and safety requirement, please contact Juan Madrigal at (626) 458-6370 or by e-mail at [jmadriga@dpw.lacounty.gov](mailto:jmadriga@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or by e-mail at [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:ca

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