

COMMISSION MEETING AUDIO

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MAY 17, 2017 AFTER 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064**

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**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. [DIRECTOR'S REPORT](#)
 - A. Items of interest.
2. [COMMISSION BUSINESS](#)
 - A. Advanced Calendar
 - B. Commission Requests
 - C. Approval of the Minutes – September 7, 2016, October 5, 2016, November 16, 2016, December 7, 2016, January 18, 2017, and May 3, 2017
3. [NEIGHBORHOOD COUNCIL](#)

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.
4. [ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A](#)

CEQA: ENV-2014-3008-MND-REC1	Council District: 11 - Bonin
Plan Area: Venice	Last Day to Act: 06-07-17
05-18-16, and 03-16-16	Continued from: 08-17-16,

**Request from the Applicant to the West Los Angeles Area Planning Commission to extend the time in which to act on the appeal and to continue the matter to July 19, 2017. (Motion required)

PUBLIC HEARING REQUIRED

PROJECT SITE: 811 – 815 South Ocean Front Walk

PROPOSED PROJECT:

The demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story, 35-foot in height, approximately 11,147 square-foot mixed-use building containing a ground-level 2,691 square-foot restaurant selling and dispensing a full-line of alcoholic beverages, two upper floor residential dwelling units, and a subterranean parking providing 36 on-site parking spaces in the C1-1 Zone within the dual-permit jurisdiction of the Coastal Zone.

APPEAL:

1. An appeal of the Zoning Administrator's determination to approve a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Zoning Administrator's determination to approve a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone, pursuant to LAMC Section 12.24-W,1;
3. An appeal of the Zoning Administrator's determination to approve a Project Permit Compliance Review for the Project within the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.7-C,
4. An appeal of the Mello Act Compliance Determination for the Project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; and
5. An appeal of the Zoning Administrator's adoption of an addendum to the Mitigated Negative Declaration, ENV-2014-3008-MND adopted on May 13, 2015, pursuant to California Environmental Quality Act (CEQA), Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and the proposed Mitigation Monitoring Program (MMP) prepared for the Mitigated Negative Declaration.

Applicant: 811 Ocean Front Walk LLC, 815 Ocean Front Walk LLC, Gary L & Vera Sutter
Representative: John Reed, Reed Architectural Group, Inc.

Appellants: People Organized for Westside Renewal (POWER), Bill Przulucki, Robin Rudisill, Mark Kleiman, Gabril Ruspini, Todd Darling, Lydia Ponce, Sue Kaplan, George Gineris, and Laddie Williams

Staff: Jonathan Hershey, Senior City Planner
jonathan.hershey@lacity.org
(213) 978-1337

5. [DIR-2015-1282-DRB-SPP-1A](#)
CEQA: ENV-2015-1283-CE
Plan Area: Brentwood – Pacific Palisades

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 881 North Alma Real Drive

PROPOSED PROJECT:

The installation of two wall signs on two of the parapet faces of the subject building.

In compliance with the Peremptory Writ of Mandate issued in Los Angeles Superior Court Case Number BS164586, *Charlie Loves Brooms and Molly Loves Peanut Butter, LLC vs. City of Los Angeles, et al.*, the West Los Angeles Area Planning Commission (APC) will hold a hearing in order to comply with a court order setting aside the APC's denial of a Project Permit Compliance and Design Review for the installation of two building identification signs on a three-story building located at 881 Alma Real Drive. The Writ of Mandate determines that the project was deemed approved by operation of law under the Permit Streamlining Act (Government Code §65920 et seq.) and that the decision by the West LA Area Planning Commission denying the project is void *ab initio*.

The Commission may recess into Closed Session pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit, *Charlie Loves Brooms and Molly Loves Peanut Butter, LLC vs. City of Los Angeles, et al.*, LASC Case No. BS164586.

REQUESTED ACTIONS:

1. Set aside its decision in Case No. DIR-2015-1282-DRB-SPP-1A and rescind the related APC Letter of Determination, dated October 31, 2016;
2. Set aside the Director of Planning Letter of Determination in Case No. DIR-2015-1282-DRB-SPP, dated April 22, 2016;
3. Find that in accordance with the Peremptory Writ of Mandate in Case No. BS164586, the subject Project Permit Compliance and Design Review are deemed approved by operation of law under the Permit Streamlining Act.

Applicant: Erick S. Kroh
Representative: Jack Rubens, Esq. Sheppard, Mullin, Richter & Hampton, LLC.

Appellant: Charlie Loves Brooms and Molly Loves Peanut Butter, LLC

Staff: Kenton Trinh, City Planning Associate
kenton.trinh@lacity.org
(213) 978-1290

6. [ZA-2016-2090-CDP-CU-CUB-SPP-1A](#)
CEQA: ENV-2016-2091-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 06-06-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1711 South Lincoln Boulevard

PROPOSED PROJECT:

The demolition of a detached garage and workshop, and the construction of a 2-car carport, a 794 square-foot addition to an existing one-story restaurant building for a total floor area of 3,326 square-feet and a maximum building height of 13-feet 6-inches in the [Q]C2-1-CDO Zone within the single-permit jurisdiction of the Coastal Zone.

APPEAL:

1. An appeal of the Zoning Administrator's determination to deny a Coastal Development Permit for the Project in the single-permit jurisdiction area of the Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;

2. An appeal of the Zoning Administrator's determination to deny a Conditional Use to permit closing hours of 1:00 a.m. Sunday-Thursday and closing hours of 2:00 a.m. Friday and Saturday, pursuant to LAMC Section 12.24-W,27;
3. An appeal of the Zoning Administrator's determination to deny a Conditional Use for sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with the proposed restaurant, pursuant to Los Angeles Municipal Code Section 12.24-W,1;
4. An appeal of the Zoning Administrator's determination to deny a Project Permit Compliance review of a project within the Venice Coastal Zone Specific Plan, Pursuant to LAMC Section 11.5.7-C; and
5. Consider that pursuant to CEQA Guidelines, an Exemption from City CEQA Guidelines, Article III, Class 1, and Section 5, and that there is not substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Applicant: Rob Lissner
 Representative: Allen Sanford, Venice Music Group, LLC

Appellant: Rob Lissner
 Representative: Elisa Paster, Glaser Weil, LLP

Staff: Lakisha Hull, City Planner
lakisha.hull@lacity.org
 (213) 978-1319

Theodore Irving, Associate Zoning Administrator

7. [DIR-2016-51-CDP-SPP-MEL-1A](#)
 CEQA: ENV-2016-51-CE
 Plan Area: Venice

Council District: 11 - Bonin
 Last Day to Act: 06-21-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2812, 2814, 2816 and 2818 South Grand Canal

PROPOSED PROJECT:

The demolition of a four-unit residential structure and two detached garages, and the construction of a new three-story, 4,632 square-foot, single-family dwelling located in the RW1-1-O Zone within the dual permit jurisdiction area of the Coastal Zone.

APPEAL:

1. An appeal of the Planning Director's approval of a Coastal Development Permit for the project, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Specific Plan Project Permit Compliance for the project located within the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7;
3. An appeal of the Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; and
4. An appeal of the Categorical Exemption from environmental review, pursuant to Section 1, Class 3 and Class 32, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: Damir Pevec, Mobile Park Investment

Representative: Zoran Pevec, Archive Design Group

Appellants: Will Hawkins et al

Staff: Juliet Oh, City Planning Associate
juliet.oh@lacity.org
(213) 978-1186

8. **ZA-2015-2404-CDP-MEL-SPP-1A**

CEQA: ENV-2015-2405-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 04-05-17
Continued from: 04-05-17
and 03-15-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2003 South Linden Avenue

PROPOSED PROJECT:

The demolition of a single-family dwelling and the construction of a new two-story single-family dwelling with an attached two-car garage in the R2-1 Zone within the single-permit jurisdiction of the California Coastal Zone.

APPEAL:

1. An appeal of the Zoning Administrator's approval of a Coastal Development Permit for the project within the single permit jurisdiction of the California Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures;
3. An appeal of the Specific Plan Project Permit Compliance for the project located within the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7; and
4. An appeal of the Categorical Exemption from environmental review, pursuant to Class 3, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: Charles C. Forsyth
Representative: M.E. Morales

Appellants: Sue Kaplan, Shoshana Maler, Lillian White, Shepard Stern, and Nancy Wilding

Staff: Jason Chan, City Planner
jason.chan@lacity.org
(213) 978-1310

9. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, June 7, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

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