

COMMISSION MEETING AUDIO

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JANUARY 18, 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. [DEPARTMENTAL REPORT](#)

A. Items of interest.

2. [COMMISSION BUSINESS](#)

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – August 3, 2016, August 17, 2016

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. [AA-2016-315-PMLA-SL-1A](#)

CEQA: ENV-2016-316-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 02-01-17

Continued from: 11-16-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1900, 1904, 1906, 1908, and 1910 South Penmar Avenue

PROPOSED PROJECT:

The subdivision of one lot into three (3) small lots for the construction, use, and maintenance of three (3) small lot homes that each contain two covered parking spaces. The subdivision project

is located on an 8,804 square-foot lot in the [Q]RD3-1XL Zone. The project includes an Advisory Agency Adjustment to permit an increase in density of not more than 20 percent, pursuant to Los Angeles Municipal Code (LAMC) 17.53-J.

This project is Categorically Exempt, No. ENV-2016-316-CE, from CEQA pursuant to City CEQA Guidelines, Section 15300, State CEQA Guidelines (Class 15 and Class 3, Category 1).

APPEAL:

1. An appeal of the determination that the project is Categorically Exempt pursuant to City CEQA Guidelines, Section 15300, State CEQA Guidelines (Class 15 and Class 3, Category 1).
2. An appeal of the Deputy Advisory Agency's approval of Parcel Map No. AA-2016-351-PMLA-SL for a maximum of three (3) small lots and the construction, use, and maintenance of three (3) small lot homes, pursuant to Los Angeles Municipal Code (LAMC) Sections 17.53 and 12.22-C, 27, including an Advisory Agency Adjustment to permit an increase in density of not more than 20 percent, pursuant to Los Angeles Municipal Code (LAMC) 17.53-J.

APPLICANT: AA CA Property Portfolio 2, LLC
Representative: Julia Lee, The Code Solution

APPELLANT No. 1: Elaine Brandt

APPELLANT No. 2: Paola Pini, Pini Architects

APPELLANT No. 3: Lacey K. Cowden and Brian Dunsmoor, Hatchet Hall

APPELLANT No. 4: Katharine Schwer and Christopher Kitahara

APPELLANT No. 5: Lawrence Szabo and David. S. Ewing

APPELLANT No. 6: William Wood

Staff: Jenna Monterrosa, City Planner
(213) 978-1377
jenna.monterrosa@lacity.org

5. [ZA-2014-3182-CDP-MEL-SPP-1A](#)
CEQA: ENV-2014-3183-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 02-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 519-521 East Boccaccio Avenue

PROPOSED PROJECT:

The demolition of an existing duplex and the construction, use, and maintenance of a new two-story 3,850 square-foot industrial building with a mezzanine, loading zone, and eleven (11) tandem, mechanically-stacked, on-site parking spaces located within the single-permit jurisdiction of the California Coast Zone.

This project is Categorically Exempt, No. ENV-2016-316-CE, from CEQA pursuant to City CEQA Guidelines, Section 15100, State CEQA Guidelines (Article 7, Section 1, Class 3, Category 17).

APPEAL:

1. An appeal of the determination that this project is Categorically Exempt, No. ENV-2016-316-CE, from CEQA pursuant to City CEQA Guidelines, Section 15100, State CEQA Guidelines (Article 7, Section 1, Class 3, Category 17).
2. An appeal of the Zoning Administrator's approval of a Coastal Development Permit authorizing the demolition of an existing duplex and the construction, use, and maintenance of a new two-story 3,850 square-foot industrial building with a mezzanine, loading zone, and eleven (11) tandem, mechanically-stacked, on-site parking spaces located within the single-permit jurisdiction of the California Coast Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2.
3. An appeal of the Zoning Administrator's Mello Act Compliance Review for the project in the Coastal Zone, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures.
4. An appeal of the Zoning Administrator's approval of a Specific Plan Project Permit Compliance for the project in the Venice Coastal Zone Specific Plan area, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.

APPLICANT: Michael Chait, Chait Company
Representative: Tom Stemnock, Planning Associates Inc.

APPELLANT: Bill Przylucki, People Organized for Westside Renewal (POWER)

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

6. **ZA-2014-3186-CDP-MEL-SPP-1A**

CEQA: ENV-2014-3187-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 02-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 519-521 South Narcisus Court

PROPOSED PROJECT:

The demolition of an existing duplex and the construction, use, and maintenance of a new two-story 3,850 square-foot industrial building with a mezzanine, loading zone, and eleven (11) tandem, mechanically-stacked, on-site parking spaces located within the single-permit jurisdiction of the California Coast Zone.

This project is Categorically Exempt, No. ENV-2016-316-CE, from CEQA pursuant to City CEQA Guidelines, Section 15100, State CEQA Guidelines (Article 7, Section 1, Class 3, Category 17).

APPEAL:

1. An appeal of the determination that this project is Categorically Exempt, No. ENV-2016-316-CE, from CEQA pursuant to City CEQA Guidelines, Section 15100, State CEQA Guidelines (Article 7, Section 1, Class 3, Category 17).

- 1 An appeal of the Zoning Administrator's approval of a Coastal Development Permit authorizing the demolition of an existing duplex and the construction, use, and maintenance of a new two-story 3,850 square-foot industrial building with a mezzanine, loading zone, and eleven (11) tandem, mechanically-stacked, on-site parking spaces located within the single-permit jurisdiction of the California Coast Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2.
- 2 An appeal of the Zoning Administrator's Mello Act Compliance Review for the project in the Coastal Zone, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures.
- 3 An appeal of the Zoning Administrator's approval of a Specific Plan Project Permit Compliance for the project in the Venice Coastal Zone Specific Plan area, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.

APPLICANT: Michael Chait, Chait Company
Representative: Tom Stemnock, Planning Associates Inc.

APPELLANT: Bill Przylucki, People Organized for Westside Renewal (POWER)

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

7. **ZA-2016-1265-CUB-1A**
CEQA: ENV-2016-1266-MND
Plan Area: Venice

Council District: 11 - Bonin
Las Day to Act: 02-01-17

PUBLIC HEARING - REQUIRED

PROJECT SITE: 1708 North Lincoln Boulevard

PROPOSED PROJECT:

The sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a proposed change of use to restaurant/market with outdoor patios located in the [Q]C2-1-CDO Zone.

Mitigated Negative Declaration No. ENV-2016-1266-MND, pursuant to CEQA Guidelines Section 15074 (b), and related Mitigation Monitoring Program (MMP) pursuant to CEQA Guidelines Section 15074 (d), has been prepared as the environmental clearance for the project.

APPEAL:

1. An appeal of Condition Nos. 20 and 21 imposed by the Zoning Administrator in approving a Conditional Use Permit for the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a proposed change of use to restaurant/market with outdoor patios located in the [Q]C2-1-CDO Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 1.

APPLICANT: Taj Tedrow, The Buck Turgidson, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group

APPELLANT No. 1: Tracey Becker, Huzzah!

APPELLANT No. 2: Marianna Yamamoto

APPELLANT No. 3: Tiffany Rochelle, Venice Girls Inc.

APPELLANT No. 4: Ramsey Daham

APPELLANT No. 5: Adam Stein

APPELLANT No. 6: Alex Rinker

APPELLANT No. 7: Joshua B. Lansky

APPELLANT No. 8: Sris Sinnathamby

APPELLANT No. 9: Ava Adkins

APPELLANT No. 10: Sandra Wood, Nanny

APPELLANT No. 11: Adam Bice, Adam Bice Creative

APPELLANT No. 12: Carle Peterson, Fire & Crème

Staff: Aleta James, Associate Zoning Administrator
(213) 202-5402
aleta.james@lacity.org

8. **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, February 1, 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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