

COMMISSION MEETING AUDIO

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WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 5, 2018 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

1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – August 15, 2018

2. [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.

3. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **ZA-2018-0453-CUB-1A**

CEQA: ENV-2018-0454-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 10-01-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1140 South Gayley Avenue

PROPOSED PROJECT:

The sale and dispensing of beer and wine for on-site consumption in conjunction with a new 3,150 square-foot restaurant within an existing mixed-use building.

The Commission may consider, an Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section I, Class 5, Category 34, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

An appeal of Condition No. 11 in the July 3, 2018, Zoning Administrator's determination which approved, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a new restaurant.

- 11. Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of Los Angeles Municipal Code Sections and/or the Westwood Village Specific Plan. No variance or specific plan exceptions have been granted in connection with this action to allow reduced parking.

Applicant: Tocaya Organica c/o The Madera Group

Appellant: Sandy Brown, Holmby Westwood Property Homeowners Association

Staff: Bryan Ochoa, Planning Assistant
bryan.ochoa@lacity.org
(213) 978-1492

Henry Chu, Associate Zoning Administrator

6. [DIR-2017-3809-BSA-1A](#)
CEQA: N/A
Plan Area: Bel Air – Beverly Crest

Council District: 5 – Koretz
Last Day to Act: 09-22-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1240 North Angelo Road

PROPOSED PROJECT:

Proposed grading and construction of a single family dwelling, retaining wall, concrete deck, and outdoor swimming pool in the RE15-1H Zone.

APPEAL:

An appeal, pursuant to Los Angeles Municipal Code (LAMC) Section 12.26 L, of the June 22, 2018, Planning Director’s determination to deny, an appeal from the determination by the Department of Building and Safety (LADBS), that it did not err or abuse its discretion in its issuance of Building Permit Nos. 14010-30001-03400, 14020-30001-02751, 15020-30001-02521, 14020-30001-02752, 14047-30001-01538, and 14030-30001-06607, all for the project.

Owner: Behrooz Haghazadeh

Appellant: James Goldstein
Representative: Tom Sternock, Planning Associates, Inc.

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

David Weintraub, Associate Zoning Administrator

7. [DIR-2017-4130-CDP-1A](#)
CEQA: ENV-2017-4131-CE
Plan Area: Venice

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 2334 South Frey Avenue

PROPOSED PROJECT:

The remodel of and addition to an existing one-story 961 square-foot single-family dwelling resulting in a two-story 3,083 square-foot single-family dwelling with a roof deck and an attached two-car garage. The project provides a total of three parking spaces.

APPEAL:

An appeal of the July 12, 2018, Planning Director’s determination to:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, (Article III, Section 1, Class 1, Category 5), and there is no substantial

- evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for a project in the single permit jurisdiction area of the California Coastal Zone.

Applicant: Sejon Ding
Representative: Patrick Winters

Appellant: Richard Stanger

Staff: Jeff Khau, Planning Assistant
jeff.khau@lacity.org
(213) 978-1346

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, September 19, 2018** 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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