

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 16, 2012, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Erica Teasley Linnick, President
Thomas M. Donovan, Vice-President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Glenda E. Martinez, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3, 4, 5, 6, and 7.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of the minutes from April 18, 2012

3. **DIR-2011-3113-DRB-SPP-1A**
CEQA: ENV-2011-3114-CE

Plan: West Los Angeles

Council District: 5

Expiration Date: 5/28/12

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1114 South Gayley Avenue

Proposed project: Design Review and Project Permit Compliance for the installation of one wall sign with a sign area of not more than 30 square feet above the building entrance located at Gayley Avenue and one pedestrian blade sign, not exceeding four square feet in area.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Design Review and Project Permit Compliance pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code.

APPLICANT: Jesse Marshall, Native Foods

APPELLANT: Wolfgang Veith

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Design Review and Project Permit Compliance for the installation of one wall sign and one blade sign.
3. **Adopt** environmental clearance Categorical Exemption ENV-2011-3114-CE.

Staff: Naomi Guth (213) 978-1171

4. **ZA-2011-1961-CDP-MEL-1A**
CEQA: ENV 2011-1962-MND

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 5/19/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 15241 West De Pauw Street

Requested Action:

An appeal of the Zoning Administrator's determination, pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, to approve a Coastal Development Permit authorizing the construction of a single-family dwelling within the single permit jurisdiction area of the California Coastal Zone; and the decision to adopt the recommendation of the lead agency to adopt Mitigated Negative Declaration No. ENV 2011-1962-MND as the environmental clearance for this action.

APPLICANT: Sheryl Schey, White Picket Fence, Inc.

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's determination to approve a Coastal Development Permit authorizing the construction of a single-family dwelling within the single permit jurisdiction area of the California Coastal Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** environmental clearance Mitigated Negative Declaration ENV-2011-1962-MND.

Staff: Maya Zaitzevsky (213) 978-1416

5. **ZA 2011-2023-CDP-MEL-1A**
CEQA: ENV 2011-1962-MND

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 5/18/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 15237 West De Pauw Street

Requested Action:

An appeal of the Zoning Administrator's determination, pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, to approve a Coastal Development Permit authorizing the construction of a single-family dwelling within the single permit jurisdiction area of the California Coastal Zone; and the decision to adopt the

recommendation of the lead agency to adopt Mitigated Negative Declaration No. ENV 2011-1962-MND as the environmental clearance for this action.

APPLICANT: Sheryl Schey, White Picket Fence, Inc.

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's determination to approve a Coastal Development Permit authorizing the construction of a single-family dwelling within the single permit jurisdiction area of the California Coastal Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** environmental clearance Mitigated Negative Declaration ENV-2011-1962-MND.

Staff: Maya Zaitzevsky (213) 978-1416

6. **ZA-2011-817-CUB-CU-1A**
CEQA: ENV-2011-818-CE

Plan: West Los Angeles
Council District: 11
Expiration Date: 5/23/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 12112 West Santa Monica Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Section 12.24-W,18 of the Los Angeles Municipal Code, to dismiss a Conditional Use Permit to allow patron dancing in the restaurant inasmuch as the applicant withdrew the request at the public hearing; pursuant to Section 12.24-W,27 of the Los Angeles Municipal Code, to deny without prejudice a Conditional Use to allow hours of operation from 7:00a.m. to midnight, Thursday through Saturday, in lieu of the Mini-Shopping Center limitation of operation from 7:00 a.m. to 11:00 p.m.; and pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, to approve a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a 2,816 square-foot restaurant in the C2-1VL Zone; and the decision to adopt the action of the lead agency in issuing a Notice of Exemption (Article III, Section 3, City CEQA Guidelines). Log reference ENV-2011-818-CE for a Categorical Exemption, Class 5, Categories 23 and 34.

APPLICANT: J. Anthony Kouba
Representative: Tom McCarty

APPELLANTS: 1) Giovanni Mauro
2) Marilyn Noyes on behalf of the Westside of Los Angeles
Neighborhood and Community Coalition

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to dismiss a Conditional Use Permit to allow patron dancing in the restaurant inasmuch as the applicant withdrew the request at the public hearing; to deny without prejudice a Conditional Use to allow hours of operation from 7:00 a.m. to midnight, Thursday through Saturday, in lieu of the Mini-Shopping Center limitation of operation from 7:00 a.m. to 11:00 p.m.; and to approve a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a 2,816 square-foot restaurant in the C2-1VL Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV-2011-818-CE.

Staff: Maya Zaitzevsky (213) 978-1416

7. **ZA-2011-2902-CUB-1A**
CEQA: ENV-2011-2903-CE

Plan: Venice
Council District: 11
Expiration Date: 6/10/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 512 East Rose Avenue (500-522 East Rose Avenue; 309-329 South Rennie Avenue)

Requested Action:

An appeal of the decision of the Zoning Administrator to approve a Conditional Use, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a new 4,250 square-foot restaurant, also having live acoustical music, on the ground floor of a previously approved mixed use building located within the C4-1 and RD1.5-1 Zone, and the decision to adopt the recommendation of the lead agency in issuing Categorical Exemption ENV-2011-2903-CE as the environmental clearance.

APPLICANT: Christopher Bonbright, Café Gratitude Venice, LLC.

APPELLANT: David Thall

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a new 4,250 square-foot restaurant, also having live acoustical music, on the ground floor of a previously approved mixed use building located within the C4-1 and RD1.5-1 Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.

4. **Adopt** the environmental clearance Categorical Exemption ENV-2011-2903-CE.

Staff: Fernando Tovar (213) 978-1303

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, 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.

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, June 6, 2012** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.