

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 18, 2012
Henry Medina West L.A. Parking Enforcement Facility
11214 W. Exposition Boulevard, Second Floor, Roll Call Room
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by President Erica Teasley Linnick at 4:35 p.m.

Commissioners present: Thomas Donovan, Joyce L. Foster, Joseph Halper, Erica Teasley Linnick, and Glenda Martinez

1. DEPARTMENT REPORT

No report

2. COMMISSION BUSINESS

A. Advance Calendar - no changes

B. Commission Requests - none

C. Approval of the minutes from March 21, 2012 and April 4, 2012

Motion: to approve the minutes from March 21, 2012.

Moved: Foster
Seconded: Donovan
Ayes: Halper and Martinez

Motion: to approve the minutes from April 4, 2012.

Moved: Donovan
Seconded: Foster
Ayes: Halper and Martinez

Commissioner Linnick was not present on March 21 or April 4, 2012.

3. **ZA-2010-1726-CDP-MEL-1A**
CEQA: ENV-2010-1727-MND-REC1

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 5/2/12 extended
Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 15, 2012

FURTHER CONTINUANCE REQUESTED BY THE CITY PLANNING DEPARTMENT

PUBLIC HEARING

Location: 17030 West Sunset Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to approve a Coastal Development Permit pursuant to the provisions of Los Angeles Municipal Code Section 12.20.2, to allow the construction of a new approximately 84,500 square-foot residential development consisting of three buildings containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone; and to adopt the action of the lead agency in issuing a Reconsideration of Mitigated Negative Declaration No. ENV 2010-1727-MND-REC1.

APPLICANT: Stephen Coaloa

APPELLANTS: 1) Amy C. Greenwood
2) Edgewater Towers Homeowners Association

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to approve a Coastal Development Permit pursuant to the provisions of Los Angeles Municipal Code Section 12.20.2, to allow the construction of a new approximately 84,500 square-foot residential development consisting of three buildings containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the action of the lead agency in issuing a Reconsideration of Mitigated Negative Declaration No. ENV 2010-1727-MND-REC1.

Staff: Fernando Tovar (213) 978-1303

DISCUSSION:

A letter was submitted by the applicant's representative requesting a continuance and the Zoning Administrator concurred with the request.

Motion: To continue the case and extend the expiration date to July 18, 2012.

Moved: Foster
Seconded: Linnick
Ayes: Donovan, Halper, and Martinez

Vote: 5 - 0

4. **ZA-2011-1502-CDP-1A**
CEQA: ENV 2011-1503-CE

Plan: West Los Angeles
Council District: 11
Expiration Date: 4/27/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 202 South 5th Avenue

Requested Action:

An appeal of the Zoning Administrator decision granting a Coastal Development Permit pursuant to Section 12.20.2 of the Los Angeles Municipal Code. The Zoning Administrator decision approved a Coastal Development Permit and Mello Act Compliance to permit the conversion of an existing three-story single-family dwelling into two dwelling units with an attached five-car garage on a lot zoned RD2-1 located within the single jurisdiction of the California Coastal Zone; and the decision to adopt the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-1503-CE, for a Categorical Exemption, Class 3, Category 2, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: Joel Hall
Representative: Sonia S. Rodrigues, Sonia Rodrigues and Associates

APPELLANT: Same as above

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, to approve a Coastal Development Permit and Mello Act Compliance to permit the conversion of an existing three-story single-family dwelling into two dwelling units with an attached five-car garage on a lot zoned RD2-1 located within the single jurisdiction of the California Coastal Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV 2011-1503-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

The Zoning Administrator stated that the applicant/appellant was requesting a continuance but that she was prepared to present the case if requested by the Commission.

Motion: To continue the case and extend the expiration date to June 20, 2012.

Moved: Foster
Seconded: Donovan
Ayes: Halper, Martinez, and Linnick

Vote: 5 - 0

5. **ZA-2010-3387-CUB-CDP-1A**
CEQA: ENV-2010-3388-CE

Plan: Venice
Council District: 11
Expiration Date: 5/7/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 609 ½ East Rose Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Sections 12.24-W,1, to approve a conditional use permit to allow the sale and dispensing for consideration and on-site consumption of a full line of alcoholic beverages in conjunction with a proposed restaurant ; and, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve a coastal development permit to allow the conversion, use and maintenance of retail space to restaurant and retail space within the single jurisdiction of the California Coastal Zone; and to adopt the decision of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2010-3388-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: Annette Vait

APPELLANT: Ian McIlvaine

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to approve a Conditional Use Permit to allow the sale and dispensing for consideration and on-site consumption of a full line of alcoholic beverages in conjunction with a proposed restaurant; and to approve a Coastal Development Permit to allow the conversion, use and maintenance of retail space to restaurant and retail space within the single jurisdiction of the California Coastal Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV 2010-3388-CE.

Staff: Lourdes Green (213) 978-1313

DISCUSSION:

The Zoning Administrator discussed the Department's position on the case. The appellant spoke to the Commission followed by the applicant. There were several speakers against the appeal. A discussion ensued between the Commissioners and the Zoning Administrator.

Motion: To grant the appeal, overturn the Zoning Administrator and deny a Conditional Use Permit to allow the sale and dispensing for consideration and on-site consumption of a full line of alcoholic beverages in conjunction with a proposed restaurant; and deny a Coastal Development Permit to allow the conversion, use and maintenance of retail space to restaurant and retail space within the single jurisdiction of the California Coastal Zone, adopt the revised Findings, and not adopt the environmental clearance Categorical Exemption ENV 2010-3388-CE.

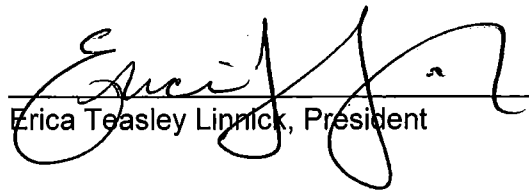
Moved: Donovan
Seconded: Foster
Ayes: Halper, Martinez, and Linnick

Vote: 5 - 0

6. PUBLIC COMMENT PERIOD

Three speakers addressed the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 6:17 p.m.


Erica Teasley Linnick, President


Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on May 16, 2012