

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 3, 2010
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 Glenda E. Martinez at 4:30 p.m.

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

Commissioners absent: Christopher D. Lee

1. DEPARTMENT REPORT

- A. Distributed a brochure for recent Planning Department reorganization.
- B. The Baseline Mansionization Ordinance was discussed.

2. COMMISSION BUSINESS

- A. Advance Calendar – Commissioner Martinez will be unable to attend the November 17, 2010 meeting.
- B. Commission Requests
- C. The approval of minutes from October 20, 2010.

Motion: To approve the minutes of October 20, 2010 with one correction.

Moved: Foster
Seconded: Linnick
Ayes: Foster, Linnick, Donovan
Absent: Lee

Vote: 4 - 0

Commissioner Martinez was unable to attend the October 20, 2010 Commission meeting.

3. **ZA-2008-3557-CUB-1A**
CEQA: ENV-2008-3558-MND

Community Plan: Venice
Council District No.: 11 - Rosendahl
Expiration Date: 11/3/10 extended
Appeal Status: Not further appealable

CONTINUED FROM SEPTEMBER 15, 2010

PUBLIC HEARING

Location: 1205 South Abbot Kinney Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the denial of a Conditional Use to permit the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with a proposed market and restaurant with operating hours from 7 a.m. to 3 a.m. and the sale of beer and wine from 10 a.m. to 2 a.m., seven days a week, with a total of 49 seats including 12 seats on a rear patio and 8 seats within a public right-of-way on a lot in the C2-1-O-CA Zone, and denial of the environmental clearance Mitigated Negative Declaration ENV-2008-3558-MND.

APPLICANT: Craig Weiss
Representative: Eric Newman

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of a Conditional Use to permit the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with a proposed market and restaurant with operating hours from 7 a.m. to 3 a.m. and the sale of beer and wine from 10 a.m. to 2 a.m., seven days a week, with a total of 49 seats including 12 seats on a rear patio and 8 seats within a public right-of-way on a lot in the C2-1-O-CA Zone.
3. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2008-3558-MND.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

Planning staff presented their report. The applicant's representatives and the applicant spoke to the Commission. There were several speakers in favor of the project and several against the project. After public speaking was closed, the Commissioners discussed the case at length.

Motion: To deny the appeal, sustain the Zoning Administrator's decision, and consider the environmental clearance ENV-2008-3558-MND.

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

Absent: Lee

Vote: 4 - 0

4. **ZA-2009-2057-ZAA-SPP-1A**
CEQA: ENV-2009-2058-CE

Community Plan: Venice
Council District No.: 11 - Rosendahl
Expiration Date: 11/03/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 118 Wave Crest Avenue

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28-A, for the denial of **1)** a Zoning Administrator's Adjustment to permit an existing 10-foot high fence in the front yard, in lieu of the maximum permitted height of 3 feet 6 inches otherwise required by Section 12.22-C,20(f)(2) of the Municipal Code on a lot zoned for RD1.5-1 and pursuant to Los Angeles Municipal Code Section 11.5.7, for the denial of **2)** a Specific Plan Project Permit Compliance with the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), and finding the environmental clearance Categorical Exemption ENV-2009-2058-CE.

APPLICANT: Christopher and Noel Plourde
Representative: Motdeh Memarzadeh

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of **1)** a Zoning Administrator's Adjustment to permit an existing 10-foot high fence in the front yard, in lieu of the maximum permitted height of 3 feet 6 inches otherwise required on a lot zoned for RD1.5-1, and for the denial of **2)** a Specific Plan Project Permit Compliance with the Venice Coastal Zone Specific Plan.
3. **Find** the environmental clearance Categorical Exemption ENV-2009-2058-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

Planning staff presented their report. The applicant spoke and there were four speakers against the appeal. The Commissioners discussed the case.

Motion: To deny the appeal, sustain the Zoning Administrator's decision, and find the environmental clearance Categorical Exemption ENV-2009-2058-CE.

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

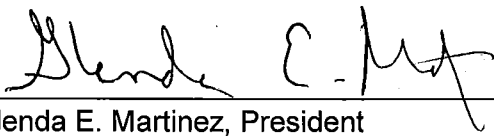
Absent: Lee

Vote: 4 - 0

5. PUBLIC COMMENT PERIOD

There was one speaker.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 7:50 p.m.



Glenda E. Martinez, President



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

Adopted on November 17, 2010