

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 19, 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, and 6.

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**

Items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Approval of the minutes from August 15, 2012

3. **ZA 2009-3866-CUB-CU-1A**
CEQA: ENV 2009-3867-MND

Plan: West Los Angeles
Council District: 5
Expiration Date: 10/13/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 9300 West Pico Boulevard

Requested Action:

An appeal of the decision of the Zoning Administrator's to deny, pursuant to the provisions of Sections 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 9,907 square-foot restaurant seating 454 patrons, having hours of operation from 11 a.m. to 2 a.m. daily, with live entertainment and dancing when used as a banquet facility; and deny, pursuant to the provisions of Section 12.24-W,27 of the Code, a Condition Use Permit with deviations from the requirements of Section 12.22-A,23 to allow operating hours after 11 p.m.; and the Zoning Administrator's decision to not adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV 2009-3867-MND as the environmental clearance for this action.

APPLICANT: Marvin Markowitz, Marmar Inc
Representative: Jacques Mashihi

APPELLANT: Same as above

Recommended Action:

- 1. **Deny** the appeal.
- 2. **Sustain** the decision of the Zoning Administrator to deny a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 9,907 square-foot restaurant seating 454 patrons, having hours of operation from 11 a.m. to 2 a.m. daily, with live entertainment and dancing when used as a banquet facility; and deny a Conditional Use Permit with deviations from the requirements of Section 12.22-A,23 to allow operating hours after 11 p.m.
- 3. **Adopt** the Findings.

4. **Do not adopt** environmental clearance Mitigated Negative Declaration ENV 2009-3867-MND.

Staff: Susan Whisnant (213) 978-1310

4. **ZA-2012-533-CUB-1A**

CEQA: ENV 2012-534-CE

Plan: Venice

Council District: 11

Expiration Date: 10/24/12

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 512 East Rose Avenue, Unit F

Requested Action:

An appeal of the Zoning Administrator's decision to approve a Conditional Use, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption and, pursuant to the provisions of Section 12.24-W,27 of the Code, a Conditional Use to permit a deviation from the Mini-Shopping Center/Commercial Corner Development regulations to allow house of operation from 8 a.m. to 12 midnight daily, in lieu of the permitted hours between 7 a.m. and 11 p.m. daily; all in conjunction with the operation of a proposed 2,450 square-foot restaurant with 300 square-foot outdoor patio area, having 78 seats interior and 58 seats exterior, all in an under-construction mixed-use building located on property located within the C2-1VL Zone; and to adopt the recommendation the Lead Agency in adopting Mitigated Negative Declaration ENV-2012-0534-MND as the environmental clearance for this action.

APPLICANT: Vittorio Viotti, Panem Et. Circense, LLC

Representative: Brett Engstrom, Art Rodriguez and Associates

APPELLANT: Inge Mueller

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption and, a Conditional Use to permit a deviation from the Mini-Shopping Center/Commercial Corner Development regulations to allow house of operation from 8 a.m. to 12 midnight daily, in lieu of the permitted hours between 7 a.m. and 11 p.m. daily; all in conjunction with the operation of a proposed 2,450 square-foot restaurant with 300 square-foot outdoor patio area, having 78 seats interior and 58 seats exterior, all in an under-construction mixed-use building located on property located within the C2-1VL Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2012-0534-MND.

Staff: Sue Chang (213) 978-3304

5. **DIR-2012-975-SPP-MEL-1A**
CEQA: ENV 2012-976-CE

Plan: Venice
Council District: 11
Expiration Date: 9/25/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1627 South Crescent Place

Proposed project: Project Permit Compliance to allow the demolition of two existing detached single-family dwelling units; and the construction of a new three-story single-family dwelling. The project will provide the required three parking spaces; two in an attached two-car garage and one uncovered.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of the Project Permit Compliance pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Rodger Klein

APPELLANT: Gigi Gaston and Sophie B. Hawkins

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the demolition of two existing single-family dwelling units and the construction of a new three-story dwelling;
3. **Adopt** Categorical Exemption No. ENV-2012-976-CE

Staff: Naomi Guth (213) 978-1171

6. **APCW-2011-1152-SPE-CDP-SPP**
CEQA: ENV-2011-1153-ND

Plan: Venice
Council District: 11
Expiration Date: 8/31/12
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON JUNE 4, 2012

Location: 1319 Abbot Kinney Boulevard

Proposed project: Legalize the conversion of approximately 853 square feet of parking garage into 623 square feet of retail space and 230 square feet of retail storage. The applicant proposes to replace the existing four parking spaces; the four new required parking spaces; and the additional Beach Impact Parking Space by utilizing Section 14 of the Venice Specific Plan and paying into the Venice Coastal Parking Impact Trust Fund.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Negative Declaration (ND) for the above referenced project.
2. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 13 A (Parking) of the Venice Specific Plan to permit the removal of the four required parking spaces.
3. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 13 E (Beach Impact Zone Parking) of the Venice Specific Plan to permit the buying out of one additional Beach Impact Parking Space instead of providing said parking on site.
4. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** to allow the conversion of approximately 853 square feet of parking garage into 623 square feet of retail space and 230 square feet of retail storage.
5. Pursuant to Section 11.5.7 of the Municipal Code, approval of a **Specific Plan Permit Compliance Project** review to allow the conversion of approximately 853 square feet of parking garage into 623 square feet of retail space and 230 square feet of retail storage. And the payment of in-lieu parking fees instead of providing the nine parking spaces required.

APPLICANT: Michael Wick
Representative: Constantine Tziantzis

Recommended Action:

1. **Disapprove** the Specific Plan Exception permitting the buying of one additional Beach Impact Parking Space instead of providing said parking on site.
2. **Disapprove** the Specific Plan Exception to permit the removal of the four existing required parking spaces.
3. **Disapprove** a Coastal Development Permit to allow the conversion of approximately 853 square feet of parking garage into 623 square feet of retail space and 230 square feet of retail storage.
4. **Do not adopt** the Negative Declaration, ENV-2011-1153-ND for the above referenced project.
5. **Disapprove** the Specific Plan Permit Compliance.
6. **Adopt** the Findings.

Staff: Gregory Shoop (213) 978-1243

7. 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, October 3, 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.