

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 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 Vice-president Thomas Donovan at 4:38 p.m.

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

Commission President Erica Teasley Linnick arrived at 4:48 p.m.

1. DEPARTMENT REPORT

The City Council is on recess.

2. COMMISSION BUSINESS

A. Advanced calendar – no changes

B. Commission requests

1. Commissioner Halper requested that the Commission Executive Assistant send copies of the Determination Letters for ZA 2011-1961-CDP-MEL-1A and ZA 2011-2023-CDP-MEL-1A to all the Commissioners.
2. Commissioner Linnick requested that the Planning Department follow up on the signage requirements as modified by the Commission for Café Gratitude.

C. Approval of the minutes from June 20, 2012

Motion: to approve the minutes from June 20, 2012.

Moved: Foster
Seconded: Halper
Ayes: Donovan
Absent: Linnick

Vote: 3 - 0

Commissioner Martinez was not present on June 20, 2012.

D. Election of Officers was tabled to August 1, 2012.

Agenda Item No. 3 was moved to the end of the meeting at the request of Planning Staff.

4. ZA 2011-852-ZV-1A

CEQA: ENV 2009-0287-MND-REC2

Plan: West Los Angeles

Council District: 5

Expiration Date: 7/21/12

Appeal Status: Zone Variance is further appealable to City Council if approved

Location: 9060 West Pico Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Charter Section 562 and Section 12.27-B of the Los Angeles Municipal Code, a Variance from Section 12.21-A,4(c)(3) of the Code to permit 3 on-site and 24 off-site parking spaces by lease in lieu of covenant, in lieu of the required 27 on-site parking spaces, in conjunction with a Change of Use to legalize a 2,528 square-foot restaurant in the C4-1VL-O Zone, with off-site parking only available from 6 p.m. to 10 p.m.; and the decision to adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2009-0287-MND-REC2 as the environmental clearance for this action.

APPLICANT: Fariba Eliasnik, Faremo Associates, LLC
Representative: Monica Pedooem

APPELLANT: Same as above

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny, pursuant to Charter Section 562 and Section 12.27-B of the Los Angeles Municipal Code, a variance from LAMC Section 12.21-A,4(c)(3) to permit 3 on-site and 24 off-site parking spaces by lease in lieu of covenant, in lieu of the required 27 on-site parking spaces, in conjunction with a change of use to legalize a 2,528 square-foot restaurant in the C4-1VL-O Zone, with off-site parking only available from 6 p.m. to 10 p.m..
3. **Adopt** the Findings.
4. **Do not adopt** environmental clearance Mitigated Negative Declaration ENV 2009-0287-MND-REC2.

Staff: Maya Zaitzevsky (213) 978-1416

DISCUSSION:

The Commission Executive Assistant stated that the Zoning Administrator was unable to attend the meeting and that the applicant was requesting a continuance and an extension of the expiration date to October 3, 2012. There were no speakers.

Motion: To extend the expiration date and continue the case to October 3, 2012.

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

Vote: 5 - 0

5. 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

CONTINUED FROM JUNE 6, 2012

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

DISCUSSION:

Planning Staff discussed the department's position on the case. The appellant spoke to the Commission followed by the applicant. There was one speaker in support of the appeal. A discussion ensued between the Commissioners and Planning Staff.

Motion: To grant the appeal, overturn the Determination of the Director of Planning and return the case to the DRB for their review, to waive any additional fees that would be incurred, to allow the tenant to continue to use the temporary banners, and not adopt the environmental clearance Categorical Exemption ENV-2011-3114-CE.

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

Vote: 5 - 0

Commissioner Foster left the meeting at 5:41 p.m. due to a previous commitment.

6. **ZA-2011-2401-CUB-1A**
CEQA: ENV-2011-2402-MND

Plan: Westwood
Council District: 5
Expiration Date: 7/23/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10861 West Weyburn Avenue (10850 West Le Conte Avenue)

Requested Action:

An appeal of the Zoning Administrator's decision denying, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 93,818 square-foot department store with hours of operation and alcohol sales from 8 a.m. to 11 p.m. Monday through Saturday, and from 8 a.m. to 10 p.m. on Sunday, in the C4-2D-O Zone; and not adopting the recommendation of the lead agency to adopting Mitigated Negative Declaration No. ENV 2011-2402-MND as the environmental clearance for this action.

APPLICANT: Carole Helmin, Target Corporation
Representative: Beth Aboulafla, Hinman & Carmichael
APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator in denying a Conditional Use to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 93,818 square-foot department store with hours of operation and alcohol sales from 8 a.m. to 11 p.m. Monday through Saturday, and from 8 a.m. to 10 p.m. on Sunday, in the C4-2D-O Zone.
3. **Adopt** the Findings.
4. **Do not adopt** the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2011-2402-MND as the environmental clearance for this request.

Staff: Jim Tokunaga (213) 978-1372

DISCUSSION:

City Planning Staff discussed the department's position on the case. The appellant's representative spoke to the Commission followed by several speakers in support of the appeal. There were several speakers against the appeal. A Mayor's Office representative spoke in

support of the appeal. A lengthy discussion ensued between the Commissioners and Planning Staff.

No motion was put forth by the Commission resulting in a failure to act.

Agenda Item No. 3 taken out of order

3. ZA-2010-1726-CDP-MEL-1A

CEQA: ENV-2010-1727-MND-REC1

Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 7/18/12 extended

Appeal Status: Not further appealable

CONTINUED FROM APRIL 18, 2012

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:

City Planning Staff recommended extending the expiration date to October 17, 2012 and continuing the case to a future date agreed upon by the applicant and City Planning Staff requiring re-noticing the public, no later than October 17, 2012.

Motion: To extend the expiration date to October 17, 2012 and continue the case to a future date within the expiration period.

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

Vote: 4 - 0

7. PUBLIC COMMENT PERIOD

The representative for agenda Item No. 6, ZA-2011-2401-CUB-1A, requested a reconsideration and extension of time to October 3, 2012. After a brief discussion between the Commission and the representative, a motion was made to reconsider the case on October 3, 2012.

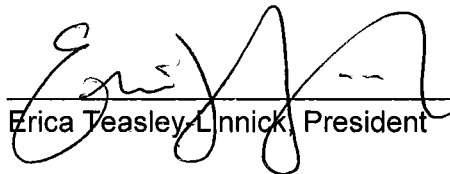
Motion: To reconsider Case No. ZA-2011-2401-CUB-1A on October 3, 2012.

Moved: Halper
Seconded: Martinez
Ayes: Donovan
Noes: Linnick
Absent: Foster

Vote: 3 - 1

There were two additional speakers for public comment.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 7:20 p.m.


Erica Teasley-Linnick, President


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

Adopted on August 1, 2012