

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, September 19, 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 4:32 p.m.

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

Commissioner absent: Glenda E. Martinez

1. DEPARTMENT REPORT

City Planning has hired seven new Planning Assistants. The Hollywood Community Plan was adopted.

2. COMMISSION BUSINESS

A. Advanced calendar – Commissioner Donovan may be absent on November 7, 2012.

B. Commission requests – none

C. Approval of the minutes from August 15, 2012.

Motion: to approve the minutes from August 15, 2012.

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

Vote: 4 - 0

3. ZA 2009-3866-CUB-CU-1A - APPLICATION WITHDRAWN

CEQA: ENV 2009-3867-MND

Plan: West Los Angeles

Council District: 5

Expiration Date: 10/13/12

Appeal Status: Not further appealable

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 Conditional 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

DISCUSSION:

The Zoning Administrator presented her report. The appellant spoke, followed by the applicant's representative. There were two speakers in support of the appeal, one in support of the project, and one speaker with a general comment. A lengthy discussion ensued between the Commission and the Zoning Administrator.

Motion: To grant the appeal in part, 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 modified Conditions of Approval, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV-2012-0534-MND.

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

Vote: 4 - 0

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

DISCUSSION:

Planning Staff presented the Department's position on the case. A Venice Neighborhood Council representative spoke to the Commission, followed by one of the appellants. The applicant's representative explained the project and the Commission heard opposing testimony and supporting testimony. After a lengthy discussion, the applicant's representative requested to continue this case to October 17, 2012.

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

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

Vote: 3 - 1

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

DISCUSSION:

Planning Staff stated that the applicant was seeking a continuance. The applicant's representative spoke to the Commission and requested a continuance and an extension of expiration date.

Motion: To continue the case and extend the expiration date to December 5, 2012.

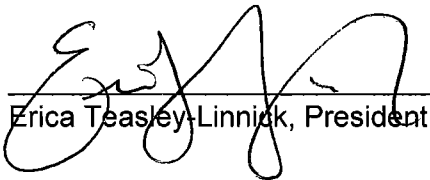
Moved: Foster
Seconded: Linnick
Ayes: Donovan and Halper
Absent: Martinez

Vote: 4 - 0

7. **PUBLIC COMMENT PERIOD**

One speaker

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 7:55 p.m.


Erica Teasley-Linnick, President


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

Adopted on October 3, 2012