

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, December 5, 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 4:33 p.m.

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

Commissioner absent: Erica Teasley Linnick

1. DEPARTMENT REPORT

The City Planning Department is beginning a six-month effort to revise Planning forms.

2. COMMISSION BUSINESS

A. Advanced calendar - no changes

B. Commission requests - none

C. Approval of the minutes from November 7, 2012.

Motion: to approve the minutes from November 7, 2012.

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

Vote: 4 - 0

3. **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

CONTINUED FROM SEPTEMBER 19, 2012

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 presented the Department's position on the case. The applicant's representative spoke, followed by one speaker in support of the application and one speaker opposed to the application. The Commissioners discussed the case.

Motion: To disapprove the Specific Plan Exception permitting the buying of one additional Beach Impact Parking Space instead of providing said parking on site, disapprove the Specific Plan Exception to permit the removal of the four existing required parking spaces, 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, to not adopt the Negative Declaration, ENV-2011-1153-ND for the above referenced project, disapprove the Specific Plan Permit Compliance, and adopt the Findings.

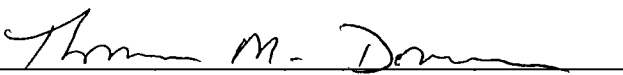
Moved: Halper
Seconded: Foster
Ayes: Martinez and Donovan
Absent: Linnick

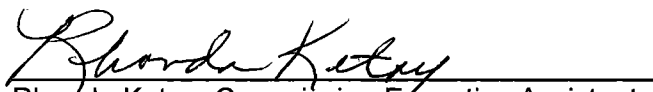
Vote: 4 - 0

4. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 5:07 p.m.


Thomas Donovan, Vice-president


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

Adopted on December 19, 2012