

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 5, 2013
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 4:40 p.m.

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

1. DEPARTMENT REPORT

No report

2. COMMISSION BUSINESS

A. Advanced calendar – no changes

B. Commission requests - Commissioner Halper requested that the Findings be revised for a Pacific Palisades case.

C. Approval of the minutes from May 1, 2013.

Motion: to approve the minutes from May 1, 2013.

Moved: Halper

Seconded: Martinez

Ayes: Donovan, Foster, and Linnick

Vote: 5 – 0

3. ZA 2012-569-CUB-1A
CEQA: ENV-2012-0570-CE

Plan: Venice
Council District: 11
Expiration Date: 6/10/13
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 37 West Washington Boulevard

Requested Action:

An appeal of the decision of the Zoning Administrator to approve, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 1,560 square-foot restaurant within the C4-1-O Zone, with hours of operation from 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11 a.m. to 12 midnight Friday, 9 a.m. to 12 midnight Saturday, 9 a.m. to 11 p.m. Sunday, and opening at 9 a.m. during five weekday special events per calendar year; and the decision to adopt the recommendation of the lead agency by adopting Categorical Exemption ENV-2012-0570-CE as the environmental clearance for this action.

APPLICANT: Simmzy's, LLC
Representative: Jagdeep Dosanjh, RSI Group Inc

APPELLANT: Tom Ara

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 beer and wine for on-site consumption, in conjunction with a proposed 1,560 square-foot restaurant within the C4-1-O Zone, with hours of operation from 11 a.m. to 11 p.m. Monday through Thursday, 11 a.m. to 12 midnight Friday, 9 a.m. to 12 midnight Saturday, 9 a.m. to 11 p.m. Sunday, and opening at 9 a.m. during five weekday special events per calendar year.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV 2012-0570-CE.

Staff: Maya Zaitzevsky (213) 978-1416

DISCUSSION:

The Zoning Administrator gave a brief review of the case and answered questions from the Commissioners. The appellant spoke, followed by the applicant's representative and the applicant. There were several speakers in support of the appeal, followed by a LAPD Officer in support of the applicant. Both the appellant and the applicant's representative were allowed rebuttal time. A representative from the office of the City Council spoke in support of the applicant with some suggestions to modify the Conditions of Approval. The Commissioners discussed the case at length.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator to approve a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 1,560 square-foot restaurant within the C4-1-O Zone, with hours of operation from 11 a.m. to 11 p.m. Monday through Thursday, 11 a.m. to 12 midnight Friday, 9 a.m. to 12 midnight Saturday, 9 a.m. to 11 p.m. Sunday, and opening at 9 a.m. during five weekday special events per calendar year, subject to modified Conditions of Approval, adopt the Findings, and adopt the environmental clearance Categorical Exemption ENV 2012-0570-CE.

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

Vote: 5 - 0

4. ZA-2012-1395-ZV-ZAA-1A

CEQA: ~~ENV-2012-1394-EAF~~
ENV-2005-8611-MND

Plan: Bel Air – Beverly Crest
Council District: 5
Expiration Date: 6/18/13
Appeal Status: Zone Variance further
appealable if approved

PUBLIC HEARING

Location: 360 North Stone Canyon Road

Requested Action:

An appeal of the decision of the Zoning Administrator, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to DENY a request seeking a Variance from Section 12.21-A17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; APPROVE a Zoning Administrator's Determination to permit the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted, for said single-family dwelling; and the Zoning Administrator's decision to adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ~~ENV-2012-1394-EAF~~ ENV-2005-8611-MND as the environmental clearance.

APPLICANT: M & A Gabae, LP
Representative: Ben Kim

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny a request seeking a Variance from Section 12.21-A17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; approve a Zoning Administrator's Determination to permit the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted for said single-family dwelling. as the environmental clearance for this action.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ~~ENV-2012-1394-EAF~~ ENV-2005-8611-MND.

Staff: Jim Tokunaga (213) 978-1307

DISCUSSION:

The Zoning Administrator gave a brief review of the case and answered questions from the Commissioners. The applicant/appellant's representative spoke to the Commission followed by speakers in support of the appeal and several speakers against the appeal. The appellant was allowed rebuttal time. A representative from the office of the City Council spoke in support of the appeal. The Commissioners discussed the case at length.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator to deny a request seeking a Variance from Section 12.21-A17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; approve a Zoning Administrator's Determination to permit the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted for said single-family dwelling. as the environmental clearance for this action, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV-2012-1394-EAF. ENV-2005-8611-MND.

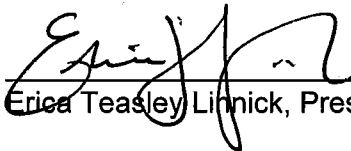
Moved: Donovan
Seconded: Foster
Ayes: Halper, Martinez, and Linnick

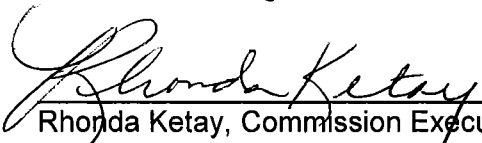
Vote: 5 - 0

5. PUBLIC COMMENT PERIOD

One speaker

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:43 p.m.


Erica Teasley Linnick, President


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

Adopted on June 19, 2013