

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 21, 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 4:36 p.m.

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

Commissioners absent: Glenda E. Martinez

1. DEPARTMENT REPORT

No report.

2. COMMISSION BUSINESS

A. Advanced calendar – the September 4th meeting has been canceled.

B. Commission requests - none

C. Approval of the minutes from August 7, 2013.

Motion: to approve the minutes from August 7, 2013.

Moved: Donovan

Seconded: Foster

Ayes: Halper

Absent: Martinez

Vote: 3 – 0

Commissioner Linnick was unable to attend on August 7, 2013.

3.

DIR-2012-3554-DRB-SPP-1A
CEQA: ENV-2012-3555-CE

Plan: Westwood
Council District: 5
Expiration Date: 8/31/13
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Location: 1143 Westwood Boulevard

Proposed project: Design Review and Project Permit Compliance for a change of use of one neighborhood retail storefront and one neighborhood services storefront to restaurant to be consolidated with the adjacent existing restaurant for an expanded restaurant use, façade improvements, and installation of one wall sign and one window sign.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Design Review and a Project Permit Compliance, pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Clarence Mah, First Picks Management
Representative: David Watson, Watson Planning Consultants

APPELLANT: Steven D. Sann

Recommended Action:

1. **Deny** the appeal of the Director of Planning's Conditional Approval of a Design Review and a Project Permit Compliance.
2. **Sustain** the Determination of the Director of Planning in approving a Design Review and a Project Permit Compliance for a change of use of one neighborhood retail storefront and one neighborhood services storefront to restaurant to be consolidated with the adjacent existing restaurant for an expanded restaurant use, façade improvements, and installation of one wall sign and one window sign;
3. **Affirm** that the project is Categorically Exempt from environment review pursuant to Article III, Section 1, and Class 1, Category 22 of the City of Los Angeles CEQA Guidelines (ENV-2012-3555-CE).

Staff: Naomi Guth (213) 978-1171

DISCUSSION:

Planning staff gave a summary of the project to the Commission. The appellant spoke followed by the applicant's representative. There were several speakers in support of the appeal, speakers against the appeal, two in support of the project and two speakers with general comments. The City Councilmember's representative addressed the Commission. The appellant and applicant's representative were given time for rebuttal. The Commission discussed the case at length.

Motion: To grant the appeal in part, sustain the Determination of the Director of Planning's Conditional Approval of a Design Review and a Project Permit Compliance, sustain the Determination of the Director of Planning in approving a Design Review and a Project Permit Compliance for a change of use of one neighborhood retail storefront and one neighborhood services storefront to restaurant to be consolidated with the adjacent existing restaurant for an

expanded restaurant use, façade improvements, and installation of one wall sign and one window sign, subject to modified Conditions of Approval, adopt the Findings, and affirm that the project is Categorically Exempt from environment review pursuant to Article III, Section 1, and Class 1, Category 22 of the City of Los Angeles CEQA Guidelines (ENV-2012-3555-CE).

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

Vote: 4 - 0

4. **DIR-2010-1106-DRB-SPP-SPPA-DI-1A**
CEQA: ENV-2010-2658-MND-REC1

Plan: Westwood
Council District: 5
Expiration Date: 8/21/13
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Location: 670 Kelton Avenue

Proposed project: Design Review, Project Permit Compliance, Project Permit Adjustment and Director interpretation for the new construction of a five-story, ~~eighteen~~ forty eight - unit apartment building over two levels of subterranean parking.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Design Review, Project Permit Compliance, and Project Permit Adjustment pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code (LAMC).

APPLICANT: The Clariage, LLC
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac LLP

APPELLANT: Wolfgang Veith

Recommended Action:

1. **Deny** the appeal of the Director of Planning's Conditional Approval of a Design Review, Project Permit Compliance, and Project Permit Adjustment.
2. **Sustain** the Determination of the Director of Planning in approving a Design Review, Project Permit Compliance, Project Permit Adjustment, and Director Interpretation for the new construction of a five-story, ~~eighteen~~ forty eight - unit apartment building over two levels of subterranean parking;
3. **Adopt** the Mitigated Negative Declaration ENV-2010-2658-MND-REC1.

Staff: Naomi Guth (213) 978-1171

DISCUSSION:

Planning staff gave a summary of the project to the Commission. The appellant spoke followed by the applicant's representative. There were several speakers in support of the appeal, one speaker against the appeal, and one speaker with general comments. The City

Councilmember's representative addressed the Commission. The applicant's representative and appellant were given time for rebuttal. The Commission discussed the case at length.

Motion: To grant the appeal in part of the Director of Planning's Conditional Approval of a Design Review, Project Permit Compliance, and Project Permit Adjustment, sustain the Determination of the Director of Planning in approving a Design Review, Project Permit Compliance, Project Permit Adjustment, and Director Interpretation for the new construction of a five-story, eighteen- forty eight - unit apartment building over two levels of subterranean parking, subject to modified Conditions of Approval, adopt the Findings, and adopt the Mitigated Negative Declaration ENV-2010-2658-MND-REC1.

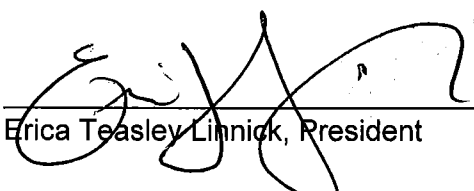
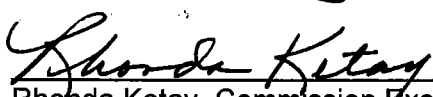
Moved: Donovan
Seconded: Linnick
Ayes: Foster and Halper
Absent: Martinez

Vote: 4 - 0

5. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:42 p.m.


Erica Teasley Linnick, President
Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on October 2, 2013