

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, October 2, 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 4:33 p.m.

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

Commissioner absent: Glenda E. Martinez

1. DEPARTMENT REPORT

On October 2, 2013, a tour of a number of sites and projects in Venice was attended by Planning Department Staff members, Building and Safety staff members, and Bureau of Engineering staff members.

Survey L.A. pamphlets distributed to the Commissioners.

2. COMMISSION BUSINESS

A. Advanced calendar – none

B. Commission requests - none

C. Approved the minutes from August 21, 2013 and September 18, 2013.

Motion: To approve the minutes from August 21, 2013.

Moved: Foster

Seconded: Donovan

Ayes: Halper and Linnick

Absent: Martinez

Vote: 4 – 0

Motion: To approve the minutes from September 18, 2013.

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

Vote: 3 - 0

Commissioner Foster did not attend the September 18, 2013 meeting.

3. ZA 2012-0134-CUB-PA1-1A
CEQA: ENV-2013-1341-CE

Plan: Westwood
Council District: 5
Expiration Date: 10/29/13
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1059 South Broxton Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 48 of ZA 2012-0134(CUB), to approve plans to allow the sale and dispensing of beer and wine for on-site consumption in an existing 2,365 square-foot restaurant with a 950 square-foot mezzanine in the C4-2D-O Zone; and to find Categorical Exemption ENV-2013-1341-CE as the environmental clearance for this action.

APPLICANT: ShopHouse, LLC.
Representative: Valerie Sacks

APPELLANT: Steven D. Sann

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to approve plans to allow the sale and dispensing of beer and wine for on-site consumption in an existing 2,365 square-foot restaurant with a 950 square-foot mezzanine in the C4-2D-O Zone.
3. **Adopt** the Findings.
4. **Find** the environmental clearance Categorical Exemption ENV-2013-1341-CE.

Staff: Maya Zaitzevsky (213) 978-1416

DISCUSSION:

The Zoning Administrator gave a brief summary of the case to the Commission. The appellant spoke, followed by the applicant's representative. There was one speaker in support of the appeal. City Councilmember's staff spoke against the appeal. There was rebuttal by both the appellant and the applicant's representative. The Commission discussed the case at length.

First Motion: To deny the appeal, sustain the action of the Zoning Administrator to approve plans to allow the sale and dispensing of beer and wine for on-site consumption in an existing 2,365 square-foot restaurant with a 950 square-foot mezzanine in the C4-2D-O Zone, adopt the Findings, and Find the environmental clearance Categorical Exemption ENV-2013-1341-CE.

Moved: Linnick

There was no second for the motion.

Second Motion: To grant the appeal in part, sustain the action of the Zoning Administrator to approve plans to allow the sale and dispensing of beer and wine for on-site consumption in an existing 2,365 square-foot restaurant with a 950 square-foot mezzanine in the C4-2D-O Zone, subject to modified Conditions of Approval, adopt the Findings, and find the environmental clearance Categorical Exemption ENV-2013-1341-CE.

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

Vote: 3 - 1

4. **ZA 2012-3431-ZAA-SPP-MEL-1A**
CEQA: ENV-2012-3432-CE

Plan: Venice
Council District: 11
Expiration Date: 10/29/13
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 127 Via Marina

Requested Action:

An appeal of the decision of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, to APPROVE: an Adjustment Section 12.08-C,2 to permit a westerly side yard of 3-1/2 feet in lieu of the required 5-1/2 feet in conjunction with a construction of a four-story single-family dwelling in the R1-1 Zone and Project Permit Compliance from the Venice Coastal Zone Specific Plan for the construction of a single-family dwelling on a vacant lot in the dual permit jurisdiction area of the California Coastal Commission; and the Zoning Administrator's decision to adopt the recommendation of the lead agency in issuing Categorical Exemption ENV-2012-3432-CE as the environmental clearance.

APPLICANT: Robert Mackenzie, Lot 13, Block 17, LLC

APPELLANT: Robert Mackenzie, Lot 13, Block 17, LLC
Representative: Sherman Stacey, Gaines & Stacey, LLP

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, to APPROVE Zoning Administrator's Adjustments from Section 12.08-C,2 to permit a westerly side yard of a 3-1/2 feet in lieu of the required 5-1/2 feet in conjunction with a construction of a four-story single-family dwelling in the R1-1 Zone; a

Project Permit Compliance from the Venice Coastal Zone Specific Plan for the construction of a single-family dwelling on a vacant lot in the dual permit jurisdiction area of the California Coastal Commission.

3. **Adopt** the Findings.
4. **Find** the environmental clearance Categorical Exemption ENV-2012-3432-CE.

Staff: Maya Zaitzevsky (213) 978-1416

DISCUSSION:

The Zoning Administrator gave a brief summary of the case to the Commission. The appellant's representative spoke, followed by the appellant. There were several speakers in support of the appeal and one speaker against the appeal. There was rebuttal by the appellant's representative. The Commission discussed the case at length.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator to APPROVE Zoning Administrator's Adjustments from Section 12.08-C,2 to permit a westerly side yard of a 3-1/2 feet in lieu of the required 5-1/2 feet in conjunction with a construction of a four-story single-family dwelling in the R1-1 Zone; a Project Permit Compliance from the Venice Coastal Zone Specific Plan for the construction of a single-family dwelling on a vacant lot in the dual permit jurisdiction area of the California Coastal Commission, adopt the Findings, and Find the environmental clearance Categorical Exemption ENV-2012-3432-CE.

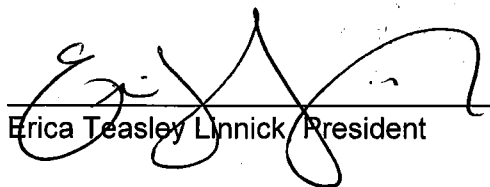
Moved: Halper
Seconded: Donovan
Ayes: Foster and Linnick
Absent: Martinez

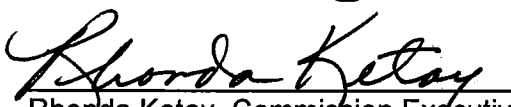
Vote: 4 - 0

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 6:54 p.m.


Erica Teasley Linnick, President


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

Adopted on October 16, 2013