

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 4, 2013, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Erica Teasley Linnick, President
Thomas M. Donovan, Vice President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Vacant

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3, 4, 5, and 6.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

Items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Approval of the minutes from November 6, 2013

3. **ZA-2013-778-CUB-1A**

CEQA: ENV-2009-1641-REC1

Plan: Venice

Council District: 11

Expiration Date: 12/9/13

Appeal Status: Not further appealable

CONTINUED FROM NOVEMBER 6, 2013

PUBLIC HEARING

Location: 22 East Washington Boulevard

Requested Action:

An appeal of the decision of the Zoning Administrator to deny, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a 1,765 square-foot market which sells beer and wine for off-site consumption from 7 a.m. to 2 a.m. daily in the C4-1 Zone; and the decision to not adopt the recommendation of the lead agency to adopt Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-1641-REC1 as the environmental clearance for this action. (MZ)

APPLICANT: Candrew, LLC
Representative: Lee Rabun, CLR Enterprises

APPELLANT: Same

Recommended Action:

- 1. **Deny** the appeal.
- 2. **Sustain** the action of the Zoning Administrator to deny a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a 1,765 square-foot market which sells beer and wine for off-site consumption from 7 a.m. to 2 a.m. daily in the C4-1 Zone.

3. **Adopt** the Findings.
4. **Do not adopt** Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-1641-REC1 as the environmental clearance for this action.

Staff: Maya Zaitzevsky (213) 978-1416

4. **ZA 2013-1420-CDP-1A**

Related Cases: VTT-70870-SL-1A
DIR-2011-588-DB-SPP-MEL
CEQA: ENV-2009-2489-REC2

Plan: Venice
Council District: 11
Expiration Date: 12/4/13 extended
Appeal Status: Further appealable
to the Coastal Commission

CONTINUED FROM OCTOBER 16, 2013

PUBLIC HEARING

Location: 522 EAST VENICE BOULEVARD

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve a Coastal Development Permit authorizing the construction, use, and maintenance of five single-family dwellings and five detached duplexes pursuant to the Small Lot Ordinance, in conjunction with the Vesting Tentative Tract 70870-SL within the single permit jurisdiction of the California Coastal Zone; and to adopt the action of the lead agency in issuing Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-2489-REC2 as the environmental clearance for the project.

APPLICANT: Mark Judaken, Kalnel Gardens Inc.
Representative: Eric Liebermann

APPELLANTS: 1) Robin Murez
2) Alison Mills Bean

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Coastal Development Permit authorizing the construction, use, and maintenance of five single-family dwellings and five detached duplexes pursuant to the Small Lot Ordinance, in conjunction with the Vesting Tentative Tract 70870-SL within the single permit jurisdiction of the California Coastal Zone.
3. **Adopt** Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-2489-REC2 as the environmental clearance for the project.

Staff: Jim Tokunaga (213) 978-1307

5. **VTT 70870-SL-1A**

Related Cases: ZA-2013-1420-CDP-1A
DIR-2011-588-DB-SPP-MEL
CEQA: ENV-2009-2489-REC2

Plan: Venice
Council District: 11
Expiration Date: 12/4/13 extended
Appeal Status: Further appealable
to City Council

CONTINUED FROM OCTOBER 16, 2013

PUBLIC HEARING

Location: 522 EAST VENICE BOULEVARD

Requested Action:

An appeal of the Advisory Agency's decision, pursuant to Los Angeles Municipal Code Section 17.03, to approve Vesting Tentative Tract Map 70870-SL for a maximum of 10 lots pursuant to the Small Lot Ordinance (Ord No. 176354) in conjunction with the construction, use, and maintenance of five single-family dwellings and five detached duplexes and to adopt the action of the lead agency in issuing Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-2489-REC2 as the environmental clearance for the project

APPLICANT: Mark Judaken, Kalnel Gardens Inc.
Representative: Eric Liebermann

APPELLANTS: 1) Robert Mitchell
2) Regan Kibbee

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Advisory Agency to approve Vesting Tentative Tract Map 70870-SL for a maximum of 10 lots pursuant to the Small Lot Ordinance (Ord No. 176354) in conjunction with the construction, use, and maintenance of five single-family dwellings and five detached duplexes.
3. **Adopt** Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-2489-REC2 as the environmental clearance for the project.

Staff: Jim Tokunaga (213) 978-1307

6. **ZA-2012-2720-CUB-1A**

CEQA: ENV-2012-2721-CE

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 12/17/13
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1168 Barrington Avenue #101

Requested Action:

An appeal of a Letter of Correction issued on September 6, 2013 by the Zoning Administrator to delete Condition No. 35 of the West Los Angeles Area Planning Commission's May 23, 2013 Determination to deny an appeal and sustain the decision of the Zoning Administrator in approving 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, in conjunction with a 1,499 square-foot restaurant, also having a 728 square-foot outdoor patio area, accommodating 55 patrons interior (including a 12-seat bar) and 60 patrons exterior, with hours of operation from 6 a.m. to 12 midnight Sunday through Thursday, and from 6 a.m. to 1 a.m. Friday and Saturday, all within the [Q]C4-2-CDO Zone; and the decision to adopt the recommendation of the lead agency by adopting Categorical Exemption ENV-2012-2721-CE as the environmental clearance for this action.

APPLICANT: CLG Residential-BW, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANTS: Raymond Klein

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's Letter of Correction.

Staff: Fernando Tovar (213) 978-1303

7. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, December 18, 2013** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.