

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, December 4, 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 4:53 p.m.

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

1. DEPARTMENT REPORT

Items of Interest: The Metro Transit Orientation Development Specific Plan presentation will be scheduled at the next available meeting.

2. COMMISSION BUSINESS

- A. Advanced calendar – no changes
- B. Commission requests – none at this time
- C. Approved the minutes from November 6, 2013.

Motion: To approve the minutes of November 6, 2013.

Moved: Foster
Seconded: Donovan
Ayes: Halper and Linnick

Vote: 4 - 0

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

DISCUSSION:

The Zoning Administrator gave a brief summary of the case to the Commission. The applicant's representative spoke, followed by one speaker in support of limiting sales to beer and wine.

Motion: To grant the appeal in part, overturn the Zoning Administrator and approve a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with a 1,765 square-foot market in the C4-1 Zone, subject to Conditions of Approval, adopt the Findings, and find Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-1641-REC1 as the environmental clearance for this action.

Moved: Donovan
Seconded: Halper
Ayes: Foster and Linnick

Vote: 4 - 0

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

DISCUSSION:

The Zoning Administrator gave a brief summary of Item Nos. four and five to the Commission. All four appellants spoke to the commission, followed by the applicant's representative. There were many speakers in support of the appeal. The City Councilmember's staff spoke in support of the appeal. The Commissioners discussed the case at length. The appellants and applicant's representative were allowed rebuttal time.

Motion: To grant the appeals, overturn 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, adopt the revised Findings, and to not adopt Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-2489-REC2 as the environmental clearance for the project.

Moved: Donovan
Seconded: Halper
Ayes: Foster and Linnick

Vote: 4 - 0

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

DISCUSSION:

The Zoning Administrator gave a brief summary of Item Nos. four and five to the Commission. All four appellants spoke to the commission, followed by the applicant's representative. There were many speakers in support of the appeal. The City Councilmember's staff spoke in support of the appeal. The Commissioners discussed the case at length. The appellants and applicant's representative were allowed rebuttal time.

Motion: To grant the appeals, overturn 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, adopt the revised Findings, and to not adopt Mitigated Negative Declaration Reconsideration (Addendum) ENV-2009-2489-REC2 as the environmental clearance for the project.

Moved: Donovan
Seconded: Halper
Ayes: Foster and Linnick

Vote: 4 - 0

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

DISCUSSION:

The Zoning Administrator gave a brief summary of the case. The appellant spoke, followed by the applicant's representative and the applicant. There was one speaker against the appeal. Both the appellant and applicant's representative were allowed rebuttal time.

Motion: To deny the appeal and sustain the Zoning Administrator's Letter of Correction

Moved: Foster
Seconded: Donovan
Ayes: Halper and Linnick

Vote: 4 - 0

7. PUBLIC COMMENT PERIOD

One speaker.

After public comment was closed, the Commission reopened item No. 2 – B and made the following motions:

Motion: To have Planning Staff prepare a presentation regarding multiple approvals of entitlements.

Moved: Donovan
Seconded: Foster
Ayes: Halper and Linnick

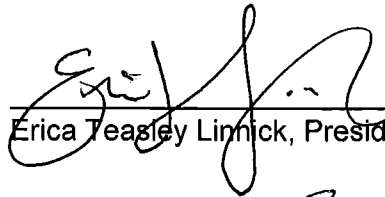
Vote: 4 - 0

Motion: To have Planning Staff prepare a report on SB 1818.

Moved: Foster
Seconded: Donovan
Ayes: Halper and Linnick

Vote: 4 - 0

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:17 pm.


Erica Teasley Linnick, President


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

Adopted on January 15, 2014