

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 5, 2014, 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 Donovan, Commissioner
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Lisa Waltz Morocco, Commissioner

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 and 4.

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 agenda 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 agenda item 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**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of minutes from February 5 and 19, 2014

3. **ZA-2012-2552-CDP-CUB-ZV-SPP-1A**

CEQA: ENV 2012-2553-MND

Plan: Venice

Council District: 11

Expiration Date: 3/11/2014

Appeal Status: Zone Variance is further appealable to City Council if approved. Coastal Development Permit is further appealable to the Coastal Commission.

PUBLIC HEARING

Location: 609 and 609½ East Rose Avenue

Requested Action:

An appeal of the decision of the Zoning Administrator to approve, pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit to allow the conversion of a vacant commercial building, which was previously occupied by retail use, to a restaurant and offices within the single permit jurisdiction area of the Coastal Zone; approve pursuant to Los Angeles Municipal Code Section 12.24-W,1 a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant; deny pursuant to Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-C,6 to allow the required loading space in conjunction with a parking area in lieu of a minimum 400 square feet of loading space with a minimum width of 20 feet measured along the alley line, and a depth of 10 feet measured perpendicularly to the alley line required in the C and M zones; approve pursuant to Los Angeles Municipal Code Section 11.5.7-C a Project Permit Compliance with the Venice Coastal Zone Specific Plan; and adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2012-2553-MND as the environmental clearance for this action.

APPLICANT: SVA Architect
Representative: Same

APPELLANT: Marie Hammond

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Coastal Development Permit to allow the conversion of a vacant commercial building, which was previously occupied by retail use, to a restaurant and offices within the single permit jurisdiction area of the Coastal Zone; approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant; deny a Variance from Section 12.21-C,6 to allow the required loading space in conjunction with a parking area in lieu of a minimum 400 square feet of loading space with a minimum width of 20 feet measured along the alley line, and a depth of 10 feet measured perpendicularly to the alley line required in the C and M zones; approve a Project Permit Compliance with the Venice Coastal Zone Specific Plan.
3. **Adopt** the Findings.
4. **Adopt** Mitigated Negative Declaration ENV 2012-2553-MND as the environmental clearance for this action.

Staff: Sue Chang (213) 978-3304

4. **ZA 2012-958-CU-1A**

CEQA: ENV 2012-957-MND

Plan: Westchester-Playa Del Rey

Council District: 11

Expiration Date: 3/10/2014

Appeal Status: Not Further appealable

PUBLIC HEARING

Location: 5601 West 78th Street

Requested Action:

An appeal of the decision of the Zoning Administrator to deny pursuant to the provisions of Section 12.24-W,9, of the Los Angeles Municipal Code, a Conditional Use to permit the conversion of a single-family home into a Bible Study Center (church) as an accessory use to an off-site church; and the decision to not adopt the recommendation of the lead agency by not adopting Mitigated Negative Declaration ENV 2012-0957-MND as the environmental clearance for this action.

APPLICANT: Los Angeles Meeting Rooms, Inc.
Representative: Paul C. Anderson, Esq., Project Law LA

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny a Conditional Use to permit the conversion of a single-family home into a Bible Study Center (church) as an accessory use to an off-site church.
3. **Adopt** the Findings.
4. **Do not adopt** Mitigated Negative Declaration ENV 2012-957-MND as the environmental clearance for this action.

Staff: Charlie Rausch (213) 978-1306

5. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any 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, March 19, 2014** at:

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

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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.