

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 5, 2014
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 4:40 pm.

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

1. DEPARTMENT REPORT

No report

2. COMMISSION BUSINESS

A. Advanced calendar – No changes

B. Commission Requests – Commissioner Halper stated that the Pacific Palisades Community Group wants to commend Charlie Rausch, Zoning Administrator for his help with St. Mathews Church and the local neighborhood group.

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

Motion: to approve the minutes from February 5, 2014.

Moved: Foster
Seconded: Linnick
Ayes: Halper

Vote: 3 – 0

Motion: to approve the minutes from February 19, 2014.

Moved: Foster
Seconded: Linnick
Ayes: Halper and Waltz Morocco

Vote: 4 - 0

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

Discussion:

The Zoning Administrator gave a brief summary of the case. The appellant spoke, followed by the applicant's representative. There were several speakers in support of the appeal, several against the appeal, and one speaker with general comments. The City Councilmember's staff spoke to the Commission. The appellant and applicant's representative were allowed rebuttal time. The Commission closed the public hearing and discussed the case.

Motion: To deny the appeal, 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, subject to Modified Conditions of Approval, adopt the Findings, and adopt Mitigated Negative Declaration ENV 2012-2553-MND as the environmental clearance for this action.

Moved: Foster
Seconded: Donovan
Ayes: Halper, Waltz Morocco, and Linnick

Vote: 5 - 0

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

Discussion:

The Zoning Administrator gave a brief summary of the case. The appellant's representative spoke, followed several speakers in support of the appeal. There were several speakers against the appeal. The City Councilmember's staff spoke to the Commission. The appellant's representative was allowed rebuttal time. The Commission closed the public hearing and discussed the case.

Motion: To deny the appeal, 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, with Revised Findings, and to not adopt Mitigated Negative Declaration ENV 2012-957-MND as the environmental clearance for this action.

Moved: Donovan
Seconded: Foster
Ayes: Halper and Waltz Morocco
Nays: Linnick

Vote: 4 - 1

5. PUBLIC COMMENT PERIOD

Two speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:24 pm.

Thom Damm - Acting Pres.
Erica Teasley Linnick, President

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

Adopted on April 2, 2014