

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 16, 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 4:38 pm.

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

2. COMMISSION BUSINESS

- A. Advance Calendar – Commissioner Waltz Morocco will not be present for the July 2, 2014 meeting.
- B. Commission Request - none
- C. Approval of minutes from April 2, 2014 – tabled to April 16, 2014 for corrections.

3. DIR-2013-2305-SPP-1A
CEQA: ENV 2013-2306-CE

Plan: Westwood
Council District: 5 - Koretz
Expiration Date: 4/16/2014
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Location: 1073 South Broxton Avenue

Proposed project: Project Permit Compliance for the change of use from retail to a fast food establishment.

Requested Action:

An appeal of the director of Planning's Conditional Approval of a Project Permit Compliance pursuant to Section 1.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Leon Schneider, Broxton Two, LLC

APPELLANT: Steven D. Sann

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the change of use from retail to a fast food establishment.
3. **Affirm** that the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, and Class 21, Category 2 of the City of Los Angeles CEQA Guidelines.

Staff: Naomi Guth (213) 978-1171

DISCUSSION:

Planning staff presented the Department's position and addressed the appeal. The appellant spoke, followed by the applicant's representative. There were three speakers in support of the appeal, and several speakers against the appeal. City Councilmember's staff spoke in support of the project. The applicant's representative and appellant were allowed rebuttal time. Public comment was closed and a lengthy discussion ensued.

Motion: To deny the appeal, sustain the Determination of the Director of Planning in approving a Project Permit Compliance for the change of use from retail to a fast food establishment, and affirm that the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, and Class 21, Category 2 of the City of Los Angeles CEQA Guidelines.

Moved: Foster

Seconded: Donovan

Ayes: Halper, Waltz Morocco, and Linnick

Vote: 5 - 0

During the motion, the West Los Angeles Area Planning Commissioner requested a report from City Councilmember Koretz's Staff and City Planning Department Staff regarding compliance enforcement and the potential of amending the Westwood Specific Plan. Commissioner Foster requested the Building and Safety Department investigate Westwood for classification of existing restaurants and Commissioner Donovan requested a report on the Westwood 2002 D.I. regarding reclassification or misclassification of existing restaurants and revising the D.I. for hybrid restaurants.

4. **DIR-2013-2747-DRB-SPP-1A**
CEQA: ENV 2013-2748-CE

Plan: Westwood
Council District: 5 - Koretz
Expiration Date: 4/16/2014
Appeal Status: Not Further appealable

PUBLIC HEARING REQUIRED

Location: 10965 West Weyburn Avenue

Proposed project: Design Review and Project Permit Compliance for the change of use from an arcade/take-out only establishment to a fast food establishment and the installation of one wall sign.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Design Review and Project Permit Compliance pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code (LAMC).

APPLICANT: David T. Mangold, Koala Tea, Inc.

APPELLANT: Steven D. Sann

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Design Review and Project Permit Compliance for the change of use from an arcade/take-out only establishment to a fast food establishment and the installation of one wall sign.
3. **Affirm** that the project is Categorically Exempt from environmental review pursuant to Article III, Section 1, and Class 11, Category 1 of the City of Los Angeles CEQA Guidelines.

Staff: Naomi Guth (213) 978-1171

Discussion:

Planning staff presented the Department's position and addressed the appeal. The appellant spoke, followed by the applicant and his business partner. There were three speakers in support of the appeal, and two speakers against the appeal. City Councilmember's staff spoke in support of the project. The applicant and appellant were allowed rebuttal time. Public comment was closed and a lengthy discussion ensued.

Motion: To deny the appeal, sustain the Determination of the Director of Planning in approving a Design Review and Project Permit Compliance for the change of use from an arcade/take-out only establishment to a fast food establishment and the installation of one wall sign, and affirm that the project is Categorically Exempt from environmental review pursuant to Article III, Section 1, and Class 11, Category 1 of the City of Los Angeles CEQA Guidelines.

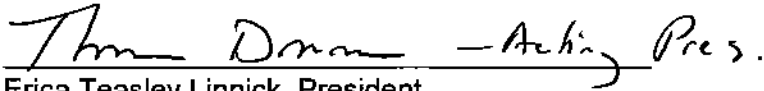
Moved: Halper
Seconded: Waltz Morocco
Ayes: Donovan, Foster, and Linnick

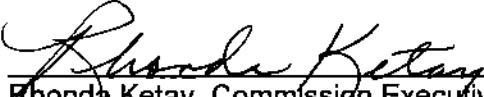
Vote: 5 - 0

4. **PUBLIC COMMENT PERIOD**

Two speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:20 pm.


Erica Teasley Linnick, President


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

Adopted on May 7, 2014