

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 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**

Thomas Donovan, President
Joseph W. Halper, Vice President
Esther Margulies, Commissioner
Marian Merritt, 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.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3, 4, 5, 6, and 7.

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.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.planning.lacity.org>.

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 minutes from October 15, 2014

3. **DIR-2014-1517-DRB-SPP-COA-1A**

CEQA: ENV-2014-1518-CE

Plan: 5 - Koretz

Council District: Westwood

Expiration Date: 11/20/14

Appeal Status: Not further Appealable

PUBLIC HEARING REQUIRED

Location: 10861 West Weyburn Avenue

Proposed Project: Design Review, Project Permit Compliance and Certificate of Appropriateness for an addition of a second passenger elevator and machine room, and enclosed stair extension to the third level parking structure for an existing locally historic multi-tenant retail site.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Design Review, Project Permit Compliance, and Certificate of Appropriateness pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code (LAMC); and Categorical Exemption pursuant to the California Environmental Quality Act (CEQA).

APPLICANT: Scott Trafford, TIAA-CREF

APPELLANT: Stephen Resnick on behalf of the Westwood Homeowners Association and Steve D. Sann

Recommended Action:

1. **Adopt** the Findings in the Determination as amended by the Staff Report.
2. **Find** that Pursuant to Section 21084 of the California Public Resources Code, the project is Categorically Exempt, pursuant to Article III, Section 1, Class 11, Category 6 (ENV-2014-1518-CD) and has been determined not to have a significant effect on the environment.

3. **Deny** the appeal.
4. **Sustain** the Determination of the Director of Planning in approving a Design Review, Project Permit Compliance and Certificate of Appropriateness for an addition of a second passenger elevator and machine room, and enclosed stair extension to the third level parking structure for an existing locally historic multi-tenant retail site with the following revisions:
 - a. The Director of Planning decision of “Disapprove Without Prejudice” regarding signage shall be deleted and described as an Applicant Withdrawal.
 - b. Finding 2.d shall be modified to describe the Applicant’s Withdrawal of proposed signage from the Applicant’s entitlement request.

Staff: Naomi Guth (213) 978-1171

4. **ZA-2013-4149-CUW-ZV-1A**
CEQA: ENV-2013-4150-CE

Plan: Palms-Mar Vista-Del Rey
Council District: 11 - Bonin
Expiration Date: 11/6/14
Appeal Status: Zone Variance
appealable to City Council if approved

PUBLIC HEARING

Location: 13160 Mindanao Way

Requested Action:

An appeal of the Zoning Administrator’s decision to Deny, pursuant to Los Angeles Municipal Code section 12.24-W,49, a Conditional Use to permit the installation of an unmanned wireless telecommunications antennas on the roof, emergency power generators on a ground level surface parking lot and equipment cabinets located within the first level of parking area in an existing office building; and to Deny, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Zone Variance to allow a building height of 53 feet 10 inches in lieu of the 45-foot maximum height established by the [Q] Condition of Ordinance No. 167,962; all in conjunction with the proposed temporary wireless telecommunications facility on a lot within the [Q]M1-1 Zone, and to not adopt the action of the lead agency in issuing Categorical Exemption ENV-2013-4150-CE as the environmental clearance for this action.

APPLICANT: Verizon Wireless
Representative: Michelle Felten, Core Development Services

APPELLANT: Michelle Felten for Verizon Wireless

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to Deny, pursuant to Los Angeles Municipal Code section 12.24-W,49, a Conditional Use to permit the installation of an unmanned wireless telecommunications antennas on the roof, emergency power

generators on a ground level surface parking lot and equipment cabinets located within the first level of parking area in an existing office building; and to Deny, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Zone Variance to allow a building height of 53 feet 10 inches in lieu of the 45-foot maximum height established by the [Q] Condition of Ordinance No. 167,962; all in conjunction with the proposed temporary wireless telecommunications facility on a lot within the [Q]M1-1 Zone.

3. **Adopt** the Findings.
4. **Do not adopt** environmental clearance Categorical Exception ENV-2013-4150-CE.

Staff: Sue Chang (213) 978-1318

5. **APCW-2008-317-SPE-CUB-CDP-ZV-SPP-PA1**
CEQA: ENV-2014-0115-CE

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 11/11/14
Appeal Status: Further appealable

PUBLIC HEARING REQUIRED

Location: 1697 South Pacific Avenue

Proposed Project: Pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code and Condition No. 7 of Case No. APCW-2008-0317-SPE-CUB-CDP-ZV-SPP, a determination for Approval of Plans. The applicant requests the modification, reconfiguration, and expansion of the existing roof deck outdoor café from approximately 2,700 square feet to 5,000 square feet, and further modify the condition to decrease the maximum seating of the ground floor café from 72 to 54 seats and expand the maximum seating of the roof deck outdoor café from 98 to 149 seats all in conjunction with the continued operation of a hotel on a site in the C2-1-CA Zone.

Requested Action:

1. Pursuant to Section 21084 of the California Public Resources Code, the project is Categorically Exempt (ENV-2014-0115-CE) for the above referenced project that has been determined not to have a significant effect on the environment.
2. Pursuant to Los Angeles Municipal Code Section 12.24-M, and as required by Condition No. 7 of Case No. APCW 2008-317-SPE-CUB-CDP-ZV-SPP, a determination for **Approval of Plans** to:
 - A. **Permit** the continued operation of a five-story, 122-room hotel with the sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing ground floor café and a roof deck outdoor café;
 - B. **Modify** Condition No. 1 to allow the expansion of an existing roof deck outdoor café from approximately 2,700 square feet to 5,000 square feet, increasing the total number of seats from 170 to 203 and modifying their locations by decreasing

the seating at the existing ground floor café from 72 to 54 seats, and increasing seating at the roof deck outdoor café from 98 to 149 seats;

- C. **Modify** Condition No. 3a by expanding the hours of operation of the ground floor café from 6 a.m. to 1 a.m. daily to 6 a.m. to 2 a.m. daily;
 - D. **Modify** Condition No. 3b by expanding the October through April hours of operation for the expanded roof deck outdoor café from 7 a.m. to 11:30 p.m. Sunday through Thursdays and 7:30 a.m. to 12:30 a.m. Friday and Saturdays, to 7 a.m. to 12:30 a.m. Sunday through Thursdays and 7 a.m. to 1:30 a.m., Friday and Saturdays. Further, modify the condition to expand the May through September hours of operation from 7 a.m. to 12 midnight Sunday through Thursday and 7 a.m. to 1 a.m. Friday and Saturday to 7 a.m. to 1 a.m. Sunday through Thursday and 7 a.m. to 2 a.m. Friday and Saturday;
 - E. **Modify** Condition No. 3c to expand the hours of the existing meeting rooms from 6 a.m. to 1 a.m. Sunday through Thursday and 6 a.m. to 1:30 a.m. Friday and Saturday to 6 a.m. to 2 a.m. Sunday through Thursday and 6 a.m. to 2:30 a.m. Friday and Saturday;
 - F. **Modify** Condition No. 6 by installing 92 bicycle parking stalls to obtain parking credits that replace 23 required vehicle parking spaces;
 - G. **Modify** Condition No. 8i by allowing alcoholic beverages to be served/delivered by restaurant and café employees only, which was previously allowed only from behind a counter;
 - H. **Delete** Condition No. 8j thereby allowing a “Happy Hour” or similar reduced price drink special, which was previously prohibited; and
 - I. **Delete** Condition No. 13 thereby allowing television screens and other related equipment on the expanded roof deck outdoor café, which was previously prohibited.
3. Pursuant to Los Angeles Municipal Code Section 12.20.2.1 O, a **modification** of the previously approved **Coastal Development Permit** to include all modifications listed above.

APPLICANT: Marina Pacific Hotel and Suites, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc

Recommended Action:

- 1. **Find** that Pursuant to Section 21084 of the California Public Resources Code, the project is Categorically Exempt, Class 5, Category 23, (ENV-2014-0115-CE) for the above referenced project that has been determined not to have a significant effect on the environment.
- 2. **Approve** the continued operation of a five-story, 122-room hotel with the sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing ground floor café and a roof deck outdoor café.

3. **Approve** the **Modification** of Condition No. 1 to allow the expansion of an existing roof deck outdoor café from approximately 2,700 square feet to 5,000 square feet, Increasing the total number of seats from 170 to 203 and modifying their locations by decreasing of seating at the existing ground floor café from 72 to 54 seats, and the increasing of seating at the roof deck outdoor café from 98 to 149.
4. **Approve** the **Modification** of Condition No. 2 the Site Plan. The development of the subject property shall be in substantial compliance with the revised site plan, floor plan, and landscape plan labeled "Exhibit D" dated November 5, 2014 and attached to the subject case file, except as may be revised as a result of this action.
5. **Approve** the **Modification** of Condition No. 3a by expanding the hours of operation of the ground floor café from 6 a.m. to 1 a.m. daily to 6 a.m. to 2 a.m. daily.
6. **Approve** the **Modification** of Condition No. 3b by expanding the October through April hours of operation for the expanded roof deck outdoor café from 7 a.m. to 11:30 p.m. Sunday through Thursdays and 7:30 a.m. to 12:30 a.m. Friday and Saturdays, to 7 a.m. to 12:30 a.m. Sunday through Thursdays and 7 a.m. to 1:30 a.m., Friday and Saturdays. Further, modify the condition to expand the May through September hours of operation from 7 a.m. to 12 midnight Sunday through Thursday and 7 a.m. to 1 a.m. Friday and Saturday to 7 a.m. to 1 a.m. Sunday through Thursday and 7 a.m. to 2 a.m. Friday and Saturday.
7. **Approve** the **Modification** of Condition No. 3c to expand the hours of the existing meeting rooms from 6 a.m. to 1 a.m. Sunday through Thursday and 6 a.m. to 1:30 a.m. Friday and Saturday to 6 a.m. to 2 a.m. Sunday through Thursday and 6 a.m. to 2:30 a.m. Friday and Saturday.
8. **Approve** the **Modification** of Condition No. 6 by installing 92 bicycle parking stalls to obtain parking credits that replaces 23 required vehicle parking spaces.
9. **Approve** the **Modification** of Condition No. 8. i. by allowing alcoholic beverages to be served/delivered by restaurant and café employees only, which was previously allowed only from behind a counter.
10. **Delete** Condition No. 8. j. by allowing a "Happy Hour" or similar reduced price drink special, which was previously prohibited.
11. **Delete** Condition No. 13 by allowing television screens and other related equipment on the expanded roof deck outdoor café, which was previously prohibited.
12. **Approve** the **Modification** of the previously approved Coastal Development Permit to include all modification listed above.
13. **Adopt** the Findings.

Staff: Kevin Jones (213) 978-1361

6. APCW-2014-1761-SPE-CU-ZV-CDP-SPP

CEQA: ENV-2014-1762-MND

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 11/7/14

Appeal Status: Further appealable

PUBLIC HEARING HELD ON SEPTEMBER 8, 2014

Location: 225 South Lincoln Boulevard

Proposed Project: To permit the installation of a new sound wall, enclosure of an existing loading dock, legalization of an existing cargo container for storage, installation of a canopy over an existing landing area, and loading from the front of the supermarket between the hours of 5:00-7:00 AM.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-1762-MND) for the above referenced project.
2. Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the Venice Coastal Zone Specific Plan, Ordinance 175,693, as follows:
 - A. From Section 13.D. to permit relief from the required nine additional parking spaces: eight additional parking spaces are required due to the enclosure of the existing loading dock and one existing parking space will be removed in order to construct the proposed sound wall.
3. Pursuant to Section 12.24 W.27 of the Municipal Code, a **Conditional Use Permit** to permit loading in the front entrance of the supermarket between the hours of 5:00 a.m. to 7:00 a.m. as not otherwise permitted pursuant to Section 12.22 A.23 (b)(3) of the Municipal Code.
4. Pursuant to Section 12.27 of the Municipal Code, a **Variance** to permit:
 - A. The construction, use, and maintenance of 539 square feet of an enclosed loading dock. 72 square feet of the new canopy over the existing landing area and 320 square feet of a cargo container for incidental storage would be located in the [Q]P-1 Zone which is not permitted pursuant to Section 12.12.1 A of the Municipal Code.
 - B. Deliveries and loading at the front entrance of the existing supermarket, between the hours of 5:00-7:00 AM, located in the [Q]P-1 zone as otherwise not permitted pursuant to Section 12.12.1 A of the Municipal Code. The variance request is to temporarily allow all delivery and loading activities to occur at the front entrance during construction of the proposed sound wall and loading dock, and to permanently allow small and medium-sized delivery vehicles to continue deliveries and loading activities at the front entrances.
 - C. The cargo container for incidental storage to be one foot from the building in lieu of the 10 feet required as not otherwise allowed under Section 12.21 A.5 of the Municipal Code.
5. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** for the proposed project.
6. Pursuant to Section 11.5.7.C of the Municipal Code, a **Specific Plan Project Permit Compliance** with the Venice Coastal Zone Specific Plan, Ordinance 175,693.

APPLICANT: Ryan Bissett, Mrs. Gooch's Natural Foods Markets, INC.
Representative: Lanny Kusaka, TMG Solutions

Recommended Action:

1. **Adopt** Mitigated Negative Declaration No. 2014-1762-MND.

2. **Approve a Specific Plan Exception** to permit relief from the required nine (9) additional parking spaces: Eight (8) additional parking spaces are required due to the enclosure of the existing loading dock and one (1) existing parking space will be removed in order to construct the proposed sound wall.
3. **Approve a Conditional Use Permit** to permit loading in the front entrance of the supermarket between the hours of 5:00 a.m. to 7:00 a.m.
4. **Approve a Variance** to permit the construction, use, and maintenance of 539 square feet of an enclosed loading dock. 72 square feet of the new canopy over the existing landing area and 320 square feet of a cargo container for incidental storage would be located in the [Q]P-1 Zone.
5. **Approve a Variance** to permit Deliveries and loading at the front entrance of the existing supermarket, between the hours of 5:00-7:00 AM, located in the [Q]P-1 zone.
6. **Approve a Variance** to permit the cargo container for incidental storage to be one foot from the building in lieu of the 10 feet required.
7. **Approve a Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
8. **Approve a Coastal Development Permit** for the proposed project.
9. **Adopt** the Findings.

Staff: Kevin Jones (213) 978-1361

7. **AA-2014-581-PMLA-SL-1A**
CEQA: ENV-2014-582-MND

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 11/9/14
Appeal Status: Not further Appealable

PUBLIC HEARING

Location: 1740 South Penmar Avenue

Proposed Project: The proposed project involves a Small Lot Subdivision for the development of two small lot single-family dwellings.

Requested Action:

An appeal, pursuant to Los Angeles Municipal Code Section 17.54, of the entire decision of the Advisory Agency's approval of Parcel Map No. AA-2014-581-PMLA-SL for a maximum of two small lots and the construction, use, and maintenance of two small lot single-family dwellings.

APPLICANT: James Henrie, Verum Ventures, LLC.
 Representative: Brian Silveira, Brian Silveira & Associates

APPELLANT: Michael Stenger

Recommended Action:

1. **Deny** the appeal.

2. **Adopt** Mitigated Negative Declaration ENV-2014-582-MND.
3. **Sustain** the decision of the Deputy Advisory Agency's approval of Parcel Map No. AA-2014-581-PMLA-SL for a maximum of two small lots and the construction, use, and maintenance of two small lot single-family dwellings.
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.
6. **Adopt** the Findings.

Staff: Heather Bleemers (213) 978-0092

8. 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, November 19, 2014** 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.