

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 7, 2015, 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, and 6.

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**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of minutes from November 19, 2014 and December 3, 2014

3. **DIR-2014-251-SPP-1A**

Incidental Case: APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP

CEQA: ENV-2014-250-CE

Plan: Westwood

Council District: 5 - Koretz

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1122 – 1140 South Gayley Avenue

Proposed project: Project Permit Compliance to establish two restaurant establishment uses at two tenant spaces within a new, mixed-use building at 1122-1140 S. Gayley Ave.

Requested Action:

Re-hearing (on Remand from Superior Court) of an appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Ronald A. Simms, H5 Capital Westwood, LLC

APPELLANT: Sandy Brown, Holmby – Westwood Property Owners Association

Required Action:

1. **Rescind the decision** of the West Los Angeles Area Planning Commission per its June 18, 2014 action on the Appeal.
2. **Conduct a hearing** to consider the Appeal pursuant to LAMC 11.5.7C(6).

Recommended Action:

1. **Adopt** the Staff Findings.
2. **Deny** the appeal.
3. **Sustain** the Determination of the Director of Planning and Approve:

- a. Specific Plan Project Permit Compliance Review to establish two restaurant establishment uses at two tenant spaces within a new, mixed-use building at 1122-1140 S. Gayley Ave.
4. **Affirm** Categorical Exemption No. ENV-2014-250-CE.

Staff: Naomi Guth (213) 978-1171

4. **ZA-2012-1770-CDP-CUB-1A**

Related Case: DIR-2010-2932-SPP-1A

CEQA: ENV-2013-2592-MND

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 1/31/15 extended

Appeal Status: Conditional Use not further appealable. Coastal Development Permit further appealable to the Coastal Commission.

PUBLIC HEARING

Location: 259 South Hampton Drive

Requested Action:

An appeal of the Zoning Administrator's decision, 1) pursuant to the Los Angeles Municipal Code Section 12.20.2, to Approve a Coastal Development Permit authorizing the conversion, construction, use and maintenance of a take-out restaurant and retail establishment into a sit-down restaurant located within the single jurisdiction of the California Zone, and, 2) pursuant to Los Angeles Municipal Code Section 12.24-W,1, to 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 in the M1-1 Zone, and to adopt the action of the lead agency in issuing the Mitigated Negative Declaration ENV-2013-2592-MND as the environmental clearance for this project.

APPLICANT: Richard J. Gottlieb, Dunes Development LLC

Representative: Stephen Vitalich, Stephen Vitalich Architects

APPELLANT: Ilana Marosi

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator and Approve:
 - a. Coastal Development Permit authorizing the conversion, construction, use and maintenance of a take-out restaurant and retail establishment into a sit-down restaurant located within the single jurisdiction of the California Zone, and
 - b. Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the M1-1 Zone.
4. **Adopt** Mitigated Negative Declaration ENV-2013-2592-MND.

Staff: Theodore Irving (213) 978-1366

5. [DIR-2010-2932-SPP-1A](#)

Related Case: ZA-2012-1770-CDP-CUB-1A
CEQA: 2013-2592-MND

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 1/31/15 extended
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 259 South Hampton Drive

Proposed Project: A Specific Plan Project Permit Compliance Review to change the use of a building containing 1,042 square feet of retail store area and 616 square feet of fast food (take-out) only restaurant area to a 1,658 square foot full service sit-down restaurant. The project also includes use of the rooftop for dining. The total approved restaurant Service Floor Area (upstairs and downstairs) shall not exceed 1,000 square feet in area.

Requested Action:

Appeal of the Director of Planning's Conditional Approval of the Specific Plan Project Permit Compliance pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Richard J. Gottlieb, Dunes Development LLC

APPELLANT: Ilana Marosi

Recommended Action:

1. **Adopt** the Staff Findings.
2. **Deny** the appeal.
3. **Sustain** the Determination of the Director of Planning and Approve:
 - a. Specific Plan Project Permit Compliance Review changing the use of a building containing 1,042 square feet of retail store area and 616 square feet of fast food (take-out) only restaurant area to a 1,658 square foot full service sit-down restaurant.
4. **Adopt** Mitigated Negative Declaration ENV-2013-2592-MND.

Staff: Kevin Jones (213) 978-1361

6. [ZA-2014-844-F-1A](#)

CEQA: ENV-2014-845-CE

Plan: West Los Angeles
Council District: 5
Expiration Date: 1/25/15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 2201 South Prosser Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to Deny, pursuant to Los Angeles Municipal Code Section 12.24-X,7, a Zoning Administrator's Determination to permit a maximum 5-foot 2-inch in height wall and entry gates within the required front yard setback of a single-family dwelling in the R1 Zone in lieu of the maximum 3-1/2 feet otherwise permitted by Section 12.22-C,20(f) of the Municipal Code, and to not adopt ENV-2014-845-CE as the environmental clearance for this action.

APPLICANT: Laura Lynton
Representative: Carl Lynton

APPELLANT: Karli Sikich

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator and Deny:
 - a. Conditional Use Permit to permit a maximum 5-foot 2-inch in height wall and entry gates within the required front yard setback pursuant to Los Angeles Municipal Code Section 12.24-X,7.
4. **Do not affirm** Categorical Exemption ENV-2014-845-CE.

Staff: Sue Chang (213) 978-1318

7. 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, January 21, 2015** 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.