

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 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 Thomas Donovan at 4:31 pm.

Commissioners present: Thomas Donovan, Joseph Halper, Esther Margulies, and Lisa Waltz Morocco

Commissioner absent: Marian Merritt

1. DEPARTMENTAL REPORT

There has been an increase in new cases filed. The Superior Court struck down the Los Angeles billboard ban. The City will appeal the decision. On October 22, 2014, the Major Project Section issued its determination on a modification to the Project Permit for Westfield Shopping Center in Century City.

2. COMMISSION BUSINESS

- A. Advance Calendar – Commissioner Waltz Morocco will not be able to attend on November 19, 2014.
- B. Commission Request - none
- C. Approval of the minutes from October 15, 2014

Motion: To approve the minutes from October 15, 2014.

Moved: Waltz Morocco

Seconded: Halper

Ayes: Margulies and Donovan

Vote: 4 – 0

The Senior City Planner announced that Item No. 7 will be continued to November 19, 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

DISCUSSION:

Planning staff presented a summary of the case and appeal. The Commission asked questions regarding the appeal. One of the appellants spoke, followed by the applicant and Target representative. There were several speakers in support of the appeal and several speakers against the appeal. The applicant and appellant were given rebuttal time. City

Councilmember's staff spoke against the appeal. A lengthy discussion ensued between the Commission, Planning staff, City Attorney, and the appellant.

Motion: To adopt the Findings in the Determination as amended by the Staff Report, 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, deny the appeal, 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.

Moved: Halper
Seconded: Waltz Morocco
Ayes: Donovan
Noes: Margulies
Absent: Merritt

Vote: 3 - 1

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

DISCUSSION;

The Zoning Administrator gave a summary of the case. The appellant's representative spoke, followed by several speakers against the appeal. City Councilmember's staff spoke against the appeal. The appellant's representative was given rebuttal time. The Commission discussed the case.

Motion: To deny the appeal, 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, adopt the Findings, and to not adopt environmental clearance Categorical Exception ENV-2013-4150-CE.

Moved: Margulies
Seconded: Halper
Ayes: Waltz Morocco and Donovan
Absent: Merritt

Vote: 4 - 0

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

DISCUSSION:

Planning staff presented a summary of the case. The applicant's representative spoke, followed by several speakers in support of the project and several speakers against the project. The applicant's representative was given rebuttal time. City Councilmember's staff spoke in support of the project.

Motion: To approve the recommended actions with the Commission's modifications, 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, and adopt the revised Findings.

Moved: Margulies
Seconded: Waltz Morocco
Ayes: Halper and Donovan
Absent: Merritt

Vote: 4 - 0

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

DISCUSSION:

Planning staff gave a summary of the case. The applicant's representative spoke, followed by several speakers in support of the project. There was one speaker with general comments.

The applicant's representative was given rebuttal time. The Commission discussed the case at length.

Motion: To approve the recommended actions with the Commission's modifications, adopt Mitigated Negative Declaration No. 2014-1762-MND, and adopt the revised Findings.

Moved: Margulies
Seconded: Halper
Ayes: Waltz Morocco and Donovan
Absent: Merritt

Vote: 4 – 0

7. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 11:10 pm.



Thomas Donovan, President



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

Adopted on November 19, 2014