

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, January 7, 2015
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 4:30 pm.

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

1. DEPARTMENTAL REPORT

The Planning Department has three new emergency appointments to Senior City Planner. Simon Pastucha will be the new Senior City Planner for the West Coastal Section. Assembly Bill 2222 regarding density bonuses is effective as of January 1, 2015.

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Request - none

C. Approval of minutes

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

Moved: Halper

Seconded: Margulies

Ayes: Merritt and Donovan

Vote: 4 – 0

Commissioner Waltz Morocco was did not attend on November 19, 2014.

Motion: to approve the minutes from December 3, 2014.

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

Vote: 5 - 0

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

1ST DISCUSSION:

The City Attorney discussed the required action with the Commission.

Motion: To rescind the 2014 action on case no. DIR-2014-251-SPP-1A.

Moved: Donovan
Seconded: Halper
Ayes: Margulies, Merrit, and Waltz Morocco

Vote: 5 – 0

2nd DISCUSSION:

Planning Staff presented a summary of the case. The appellant spoke, followed by the applicant's representative. There were several speakers in support of the appeal, followed by several speakers against the appeal. Rebuttal time was given to the applicant's representative and appellant. The City Councilmember's staff spoke to the Commission. Public comment was closed and the Commission discussed the case at length.

Motion: To adopt the Staff Findings, deny the appeal, 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, and affirm Categorical Exemption No. ENV-2014-250-CE.

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

Vote: 4 – 1

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

DISCUSSION:

The Commission heard Item Nos. 4 and 5 concurrently. Planning staff presented both cases. The appellant spoke, followed by the applicant's representative. There were several speakers in support of the appeal and two speakers with general comments. Rebuttal time was given to the applicant's representative and the appellant. Public comment was closed and the Commission discussed the case at length.

Motion: to adopt the revised Findings, grant the appeal, overturn the decision of the Zoning Administrator, and to not adopt Mitigated Negative Declaration ENV-2013-2592-MND.

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

Vote: 5 – 0

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

DISCUSSION:

The Commission heard Item Nos. 4 and 5 concurrently. Planning staff presented both cases. The appellant spoke, followed by the applicant's representative. There were several speakers in support of the appeal and two speakers with general comments. Rebuttal time was given to the applicant's representative and the appellant. Public comment was closed and the Commission discussed the case at length.

Motion: to adopt the revised Findings, grant the appeal, overturn the decision of the Director of Planning, and to not adopt Mitigated Negative Declaration ENV-2013-2592-MND.

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

Vote: 5 – 0

COMMISSIONER WALTZ MOROCCO RECUSED HERSELF FROM THE FOLLOWING CASE.

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

DISCUSSION:

The Zoning Administrator gave a summary of the case. The applicant spoke, followed by her representative. The appellant was not present. There were two speakers in support of the appeal. Public comment was closed and the Commission discussed the case.

Motion: To adopt the Findings of the Zoning Administrator, deny the appeal, 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, and to not affirm Categorical Exemption ENV-2014-845-CE.

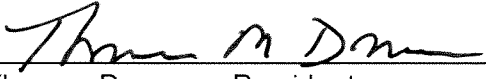
Moved: Merritt
Seconded: Margulies
Ayes: Halper and Donovan
Recused: Waltz Morocco

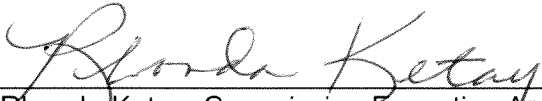
Vote: 4 - 0

5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 11:45 pm.


Thomas Donovan, President


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

Adopted on January 21, 2015