

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 1, 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 4:40 pm.

Commissioners present: Thomas Donovan, Joseph Halper, and Esther Margulies

Commissioners absent: Marian Merritt and Lisa Waltz Morocco

1. DEPARTMENTAL REPORT

The City Planning Department has approval to hire 20 – 40 additional Planning Assistants and will be adding new Zoning Administrators in the near future. Case filings increased 20% in February, 2015.

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Request - none

C. Approval of minutes

Motion: to approve the minutes from March 4, 2015.

Moved: Margulies

Seconded: Halper

Ayes: Donovan

Absent: Merritt and Waltz Morocco

Vote: 3 – 0

3. **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: 4/1/15 extended
Appeal Status: Conditional Use not further appealable. Coastal Development Permit further appealable to the Coastal Commission.

RECONSIDERATION

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:

Items 3 and 4 heard simultaneously. Planning Staff summarized the case and appeal. The appellant spoke, followed by the applicant's representative. There were several speakers in support of the appeal, several speakers against the appeal, and one speaker with general

comments. The applicant's representative and appellant were given rebuttal time. City Councilmember's staff spoke to the Commission. Public comment was closed and the Commission discussed the case at length.

1st Motion: To grant the appeal in part and deny the CUB, subject to revised Findings.

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

Vote: 3 – 0

2nd Motion: To grant the appeal in part and approve the CDP, subject to modified Conditions of Approval and Findings.

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

Vote: 3 – 0

3rd Motion: To re-open the case.

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

Vote: 3 - 0

4th Motion: To grant the appeal in part, approve the CDP, subject to modified Conditions of Approval and Findings, and adopt Mitigated Negative Declaration ENV-2013-2592-MND.

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

Vote: 3 - 0

4. DIR-2010-2932-SPP-1A

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

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 4/1/15 extended
Appeal Status: Not further appealable

RECONSIDERATION

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

Motion: To grant the appeal in part, sustain the Determination of the Director of Planning, subject to modified Conditions of Approval and Findings.

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

Vote: 3 - 0

The Commission recessed to closed session at 9:45 p.m. and reconvened the regular meeting at 10:06 p.m.

5. **TT-71891-CN-1A**

Related Cases: DIR-2012-3192-DD-1A
and ENV-2012-1483-MND-REC1

Plan: West Los Angeles

Council District: 11 - Bonin

Appeal Status: Tentative Tract further
appealable to City Council

PUBLIC HEARING

Location: 11764 West Idaho Avenue

The item involves the presentation of, and request for action consistent with, a court-issued writ in *Sarafzadeh v. City of Los Angeles, et al.*, Los Angeles Superior Court ("LASC") Case No. BS146316. The writ commands the West Los Angeles Area Planning Commission ("WLA APC") to supplement its July 17, 2013 findings in connection with its consideration of Tentative Tract No. TT-71891-CN-1A, specifically requiring clarification on (1) what aspect of the proposed tract map is inconsistent with the West Los Angeles Community Plan, (2) which specific elements of the Community Plan are inconsistent with the tract map, and (3) what evidence supports this finding.

The Commission may recess into Closed Session pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit: *Sarafzadeh v. City of Los Angeles, et al.*, LASC Case No. BS14316.

APPLICANT/APPELLANT BEFORE CITY COUNCIL: Reza Sarafzadeh

APPELLANT BEFORE WLA APC: Jay Ross

Recommended Action:

1. **Sustain** the decision of the Deputy Advisory Agency and approve Tentative Tract TT-71891-CN-1A, subject to the Conditions and Findings set forth in the July 31, 2013 APC determination except for:
 - a. Condition No. 11.j.
 - b. The finding that a four-story structure would not be consistent with the Community Plan.
2. **Adopt** the revised Findings.

DISCUSSION:

The City Attorney summarized the Writ. The appellant spoke, followed by the applicant's representative. There was one speaker in support of the appeal. The applicant's representative was given rebuttal time, followed by the appellant. City Councilmember's staff spoke to the Commission. Public comment was closed and the Commission discussed the case at length.

Motion: To adopt the recommended actions.

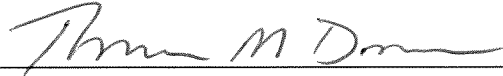
Moved: Halper
Seconded: Margulies
Nays: Donovan

Vote: 2 – 1 resulting in a failure to act

8. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 10:45 pm.



Thomas Donovan, President



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

Adopted on April 15, 2015