

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 15, 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 agenda 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 agenda item 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 June 17, 2015

D. Election of Officers

3. **DOT Case No. CTC13-101175**

Related Cases: ZA 2013-3376-CDP-CUB-SPP
ENV-2013-3377-MND

Plan: Venice

Council District: 11 - Bonin

Expiration Date: N/A

PUBLIC HEARING

Location: 320 East Sunset Avenue

Requested Action:

An Appeal, pursuant to Section 9 of the Coastal Transportation Corridor Specific Plan, of the determination by the Department of Transportation (DOT) on the Trip Generation and Traffic Assessment for proposed seating/dining area addition to an existing bakery/retail facility issued on May 6, 2015.

APPLICANT: Fran Camaj
Representative: Stephen Vitalich, Stephen Vitalich Architects

APPELLANT: Concerned Neighbors of 320 Sunset
Representative: Ilana Marosi

Recommended Action:

1. **Deny** the appeal.
2. **Affirm** the DOT Determination on the Trip Generation and Traffic Assessment for proposed seating/dining area addition to an existing bakery/retail facility issued on April 27, 2015.

Staff: Department of Transportation

4. [DIR-2013-2164-DRB-SPP-1A](#)

CEQA: ENV-2014-198-MND

Plan: Westwood

Council District: 5 - Koretz

Expiration Date: 8/19/15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 900 South Gayley Avenue

Proposed Project: Project Permit Compliance and Design Review approval with conditions for new construction of a four-story commercial building consisting of ground floor neighborhood retail and three upper floors of medical offices with three levels of subterranean parking.

Requested Action:

An Appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance and Design Review pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Barry Beitler, 900 Gayley Associates, LLC

Representative: John G. Reed, Reed Architectural Group, Inc

APPELLANT: Wolfgang Veith

Recommended Action:

1. **Adopt** the Findings of Planning staff.
2. **Deny** the appeal.
3. **Sustain** the action of the Director of Planning's Conditional Approval of:
 - a. Project Permit Compliance and design Review for new construction of a four-story commercial building consisting of ground floor neighborhood retail and three upper floors of medical offices with three levels of subterranean parking.
4. **Adopt** Mitigated Negative Declaration ENV-2014-198-MND as the environmental clearance for the Project.

Staff: Sheila Gershon (213) 978-1376

5. [DIR-2015-1644-MEL-1A](#)

Plan: Venice

Council District: 11 - Bonin

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 845 West Victoria Avenue

Proposed project: A Mello Act Compliance Review for the demolition of one residential unit and the construction of one new single-family dwelling.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant of California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City Of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: Catherine Johnson, Design Bitches

APPELLANTS: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of one Residential Unit and construction of one new Residential Unit: finding that the project is Categorically Exempt pursuant to Part 2.4.2 and 2.4.3 of the Interim Mello Act Administrative Procedures.

Staff: Kevin Jones (213) 978-1361

6. **ZA-2014-2119-CU-1A**

CEQA: ENV-2014-2120-CE

Plan: Palms-Mar Vista-del Rey

Council District: 11 - Bonin

Expiration Date: 7/20/15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 3984 and 3988 South Meier Street and 12740 and 12750 West Zanja Street

Requested Action:

An Appeal of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24.W.37, of a Conditional Use to permit the operation of a 54-stall surface parking lot in the R3-1 Zone, and the decision to adopt the action of the Lead Agency in issuing Categorical Exemption ENV-2014-2120-CE as the environmental clearance for the Project.

APPLICANT: Triangle Center, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

APPELLANTS: Carl Schafer, Elizabeth Leslie, The Schafer Trust (October 3, 2000-
Carl Schafer as Trustee)
Representative: John A. Henning, Jr. Attorney at Law

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator to approve:
 - a. Conditional Use to permit the operation of a 54-stall surface parking lot in the R3-1 Zone.
4. **Affirm** Categorical Exemption ENV-2014-2120-CE as the environmental clearance for the Project.

Staff: Theodore Irving (213) 978-1366

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, August 5, 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.