

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 5, 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 4:35 pm.

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

1. **DEPARTMENTAL REPORT**

The Commission request for a Mobility Plan update will be presented at a future meeting.

2. **COMMISSION BUSINESS**

- A. Advance Calendar – no changes
- B. Commission Request – none
- C. Minutes of Meeting – July 15, 2015

Motion: To approve the minutes from July 15, 2015.

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

Vote: 5 – 0

3. **ZA-2013-3173-CUB-1A**

CEQA: ENV-2013-3174-MND

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 8/23/15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 3205-3223 Washington Boulevard and 2915-2923 Carter Avenue

Requested Action:

An Appeal in part, of the Zoning Administrator's decision to require a Zone Variance authorizing the on-site brewing of beer as a Condition of Approval, in conjunction with the approval of a Conditional Use authorizing the sale and dispensing of beer and wine for on-site consumption in a restaurant and the sale of beer for off-site consumption in a retail space located in the C2-1 Zone, and to adopt the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2013-3174-MND, as the environmental clearance for the subject action.

APPLICANT: Firestone Walker, LLC, Firestone Walker Brewing Company

APPELLANT: Elizabeth Peterson Group for Firestone Walker, LLC

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator to require:
 - a. Zone Variance authorizing the on-site brewing of beer as a Condition of Approval.
4. **Sustain** the action of the Zoning Administrator to approve:
 - a. Conditional Use authorizing the sale and dispensing of beer and wine for on-site consumption in a restaurant and the sale of beer for off-site consumption in a retail space located in the C2-1 Zone.
5. **Adopt** Mitigated Negative Declaration ENV-2013-3174-MND as the environmental clearance for the Project.

Staff: Maya Zaitzevsky (213) 978-1318

DISCUSSION:

The Zoning Administrator gave a summary of the case and appeal. The appellant's representative spoke, followed by the appellant. City Council member's staff spoke in support of the project. Public comment was closed and the Commission discussed the case at length.

Motion: To adopt the Findings of the Zoning Administrator and Commission, grant the appeal, overturn the action of the Zoning Administrator to require a Zone Variance authorizing the on-site brewing of beer as a Condition of Approval, sustain the action of the Zoning Administrator to approve a Conditional Use authorizing the sale and dispensing of beer and wine for on-site consumption in a restaurant and the sale of beer for off-site consumption in a retail space located in the C2-1 Zone, and adopt Mitigated Negative Declaration ENV-2013-3174-MND as the environmental clearance for the Project.

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

Vote: 5 - 0

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

CEQA: ENV-2014-2120-CE

Plan: Palms-Mar Vista-del Rey

Council District: 11 - Bonin

Expiration Date: 8/5/15 extended

Appeal Status: Not further appealable

CONTINUED FROM JULY 15, 2015

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

DISCUSSION:

The Zoning Administrator gave a summary of the case and appeal. The appellant's representative spoke, followed by the applicant's representative. There were two speakers in support of the project, followed by one speaker with general comments. Rebuttal time was given to the applicant's representative and the appellant's representative waived rebuttal. City Council member's staff spoke in support of the project. Public comment was closed and the Commission discussed the case at length.

Motion: Adopt the Findings of the Zoning Administrator and Commission, grant the appeal in part, 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, subject to modified Conditions of Approval and revised Findings, and affirm Categorical Exemption ENV-2014-2120-CE as the environmental clearance for the Project.

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

Vote: 5 - 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 6:40 pm.



Thomas Donovan, President


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

Adopted on August 19, 2015