

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 7, 2016 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064**

Thomas Donovan, President
Esther Margulies, Vice President
Joseph W. Halper, Commissioner
Marian Merritt, Commissioner
Lisa Waltz Morocco, Commissioner

Harold Arrivillaga, Commission Executive Assistant I
(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 4, 5, 6, 7, and 8.

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on 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, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 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 N. Main Street, Los Angeles, California, and are accessible online at <http://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 this public hearing, 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 – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

- Planning Department update and discussion on ZA-2012-130-CDP-MEL-1A – 16990-17000 West Sunset Boulevard

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **[APCW-2014-3142-SPE-SPP-CUB-ZV-CDP](#)**

CEQA: ENV-2014-3142-MND-REC1

Community Plan: Venice

Council District: 11 – Bonin

Expiration Date: Not Provided

Appeal Status: Appealable to City Council

****APPLICANT HAS SUBMITTED A WITHDRAWAL OF APPLICATION LETTER***

PUBLIC HEARING – June 1, 2015

Continued from March 16, 2016

LOCATION: 3018, 3024 N. WASHINGTON BOULEVARD

Proposed Project:

Change of use of an office use (previously maintained as a retail use, medical marijuana dispensary) to a restaurant use and a 458-square-foot addition; resulting in a one-story, 1,454 square-foot restaurant and wine bar. The proposed restaurant is comprised of 558.5 square feet of Service Floor Area, providing 20 indoor seats and 15 outdoor seats, and will operate between the hours of 7:00 A.M. and 11:00 P.M. seven days a week.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2014-3143-MND-REC1** 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; from Section 11.B.3 to allow a Floor Area Ratio (FAR) of 0.93:1 in lieu of the maximum 0.5:1 FAR for restaurants in commercial zones.
3. Pursuant to Section 11.5.7.C of the Municipal Code, a Specific Plan Project Permit Compliance determination for compliance with the Venice Coastal Zone Specific Plan, Ordinance No. 175,693.

4. Pursuant to Section 12.24 W.1 of the Municipal Code, a Conditional Use Permit for the sale and onsite consumption of beer and wine.
5. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance from Section 12.21 A.19(c)(12)(ii), to allow 15 square feet of trash area within the front one-half of the lot.
6. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit for the proposed project, within the single-permit jurisdiction of the Coastal Zone.

APPLICANT: Bruno Bondanelli
Representative: Sheryl Brady

Recommended Action:

1. **Deny** a Specific Plan Exception to allow a Floor Area Ratio (FAR) of 0.93:1 in lieu of the maximum 0.5:1 FAR for restaurants in commercial zones.
2. **Deny** a Specific Plan Project Permit Compliance determination for a project within the Venice Coastal Zone Specific Plan, Ordinance No. 175,693.
3. **Deny** a Conditional Use Permit for the sale and onsite consumption of beer and wine.
4. **Deny** a Zone Variance to allow 15 square feet of trash area within the front one-half of the lot.
5. **Deny** a Coastal Development Permit for the proposed project, within the single-permit jurisdiction of the Coastal Zone.
6. **Adopt** the Findings.
7. **Adopt** Mitigated Negative Declaration No. **ENV-2014-3143-MND-REC1**.
8. **Adopt** the Mitigation Monitoring Plan for Mitigated Negative Declaration No. ENV-2014-3143-MND-REC1.

Staff: Juliet Oh (213) 978-1186

5. [**ZA-2015-102-CDP-SPP-1A**](#)
CEQA: ENV-2015-103-MND
Community Plan: Venice
Council District: 11 - Bonin

Expiration Date: September 7, 2016
Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 601- 611 South Ocean Front Walk and 8 - 10 East Sunset Avenue

Requested Action:

An appeal of the Zoning Administrators decision to approve: Pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the construction, use and maintenance of a mixed use project located within the dual permit jurisdiction area of the California Coastal Zone, and; Pursuant to Los Angeles Municipal Code Section 12.24-W,27, a Conditional Use to permit deviations from commercial corner establishment/mini-shopping center requirements by allowing for on-site tandem parking otherwise not permitted by Section 12.22-A,23(a)(4)(i), and relief from the requirement to landscape all street frontages and perimeters as otherwise required by Section 12.22-A,23(a)(10)(i), and; Pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Project Permit Compliance for the Venice Coastal Zone Specific Plan. Mitigated Negative Declaration No. ENV-2015-0103-MND was adopted as the environmental clearance for the request.

APPLICANT: Joseph Praske, Manager Boardwalk Sunset, LLC
Representative: Glen Irani, Glen Irani Architects

APPELLANT #1: John Picard Stein, Ph.D.

APPELLANT #2: Jerome Fleischman, Edward Halpern, Morris Sands

Recommended Action:

1. **Deny** the Appeal.
2. **Adopt** the Findings of the Zoning Administrator.
3. **Sustain** the action of the Zoning Administrator's decision to approve: Pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the construction, use and maintenance of a mixed use project located within the dual permit jurisdiction area of the California Coastal Zone, and; Pursuant to Los Angeles Municipal Code Section 12.24-W,27, a Conditional Use to permit deviations from commercial corner establishment/mini-shopping center requirements by allowing for on-site tandem parking otherwise not permitted by Section 12.22-A,23(a)(4)(i), and relief from the requirement to landscape all street frontages and perimeters as otherwise required by Section 12.22-A,23(a)(10)(i), and; Pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Project Permit Compliance for the Venice Coastal Zone Specific Plan.
4. **Adopt** the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2015-103-MND as the environmental clearance for the project.

Staff: David Weintraub (213) 978-3304

6. **[DIR-2015-3841-CDP-MEL-1A](#)**

CEQA: ENV-2015-3843-CE

Community Plan: Brentwood-Pacific Palisades

Council District: 11 - Bonin

Expiration Date: Not Provided

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 16820 W. Edgar Street

Requested Action:

Appeal of the decision of the Director of Planning approving a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 authorizing the demolition of a 1,829-square foot, one story single-family dwelling and the construction of a two-story 5,740-square foot, 31-foot tall single-family dwelling with partial basement, roof deck, pool, and pool deck on a 6,887-square foot lot in the R1-1 zone located in the single permit jurisdiction area of the Coastal Zone.

APPLICANT: Hamid Hajmomenian

APPELLANT: Rae Jeane Williams

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning approving a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 authorizing the demolition of a 1,829-square foot, one story single-family dwelling and the construction of a two-story 5,740-square foot, 31-foot tall single-family dwelling with partial basement, roof deck, pool, and pool deck on a 6,887-square foot lot in the R1-1 zone located in the

- single permit jurisdiction area of the Coastal Zone, and a Mello Act Compliance Review for the demolition and construction of a single-family dwelling in the Coastal Zone.
3. **Find** that the project is Categorically Exempt pursuant to Article III, Section 1, and Class 3, Category 1 of the City of Los Angeles CEQA Guidelines. A Categorical Exemption, ENV-2014-3843-CE, was filed pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
 4. **Adopt** the Findings of the Director of Planning.

Staff: Alan Como (213) 4739-9989

7. [AA-2016-0315-PMLA-SL-1A](#)

CEQA: ENV-2016-316-CE

Community Plan: Venice

Council District: 11 - Bonin

Expiration Date: September 8, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 1900, 1904, 1906, 1908, and 1910 South Penmar Avenue

Requested Action:

An appeal of the of the entire decision of the Advisory Agency's approval of Parcel Map No. AA-2016-0315-PMLA-SL for a maximum of three (3) small lots and the construction, use, and maintenance of three (3) small lot homes. The subdivision of one lot into three (3) small lots for the construction, use, and maintenance of three (3) small lot homes that each contain two covered parking spaces. The subdivision project is located on an 8,804 square-foot lot in the [Q]RD3-1XL Zone. The project includes an Advisory Agency Adjustment, pursuant to LAMC 17.53-J, to permit an increase in density of not more than 20 percent.

APPLICANT: AA CA Property Portfolio 2, LLC
Representative: Julia Lee, The Code Solution

APPELLANT: Elaine Brandt; Lacey K. Cowden and Brian Dunsmoor, Hatchet Hall;
Paola Pini, Pini Architects; Katharine Schwer and Christopher Kitahara;
Lawrence Szabo and David S. Ewing; and William Wood

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Deputy Advisory Agency to approve AA-2016-315-PMLA-SL;
3. **Adopt** the existing and modified conditions of approval.
4. **Adopt** the Deputy Advisory Agency's findings.
5. **Affirm** that the project is Categorically Exempt (ENV-2016-316-CE) from environmental review pursuant to Class 15 and Class 3, Category 1 of the CEQA State Guidelines.

Staff: Jenna Monterrosa (213) 978-1377

8. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on 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 at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, September 21 , 2016** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

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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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWestla@lacity.org.