

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 18, 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 4:47 pm.
Commissioners present: Joseph Halper, Esther Margulies, Lisa Waltz Morocco
Commissioners absent: Marian Merritt

1. DEPARTMENTAL REPORT

Simon Pastucha spoke on the Urban Design training and CDP/Mello application training.

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Request - Waltz-Morocco requested update on Flower Street case.

C. Minutes of Meeting – November 4, 2015

Motion: To approve the minutes from November 4, 2015.

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

Vote: 4 - 0

3. ZA-2013-3376-CDP-CUB-SPP-1A
CEQA: ENV-2013-3377-MND

Council District: 11 – Bonin
Plan: Venice
Expiration Date: 11-14-15 Extended
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from October 21, 2015

Location: 320 E. SUNSET AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve: pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717

square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area). Consideration of Mitigated Negative Declaration No. **ENV-2013-3377-MND**.

APPLICANT: Fran Camaj
Representative: Stephen Vitalich Architects
APPELLANT #1: James Murez
APPELLANT #2: Ilana Marosi et al.

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Zoning Administrator to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area).
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2013-3377-MND**.

Staff: Maya Zaitzevsky (213) 978-1416

Motion: To continue the matter to the January 20, 2016 meeting.

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

Vote: 4 - 0

4. [**DIR-2015-2972-MEL-1A**](#)
CEQA: N/A

Council District: 11 – Bonin
Plan: Venice
Expiration Date: N/A
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 424 E. GRAND BOULEVARD

Proposed project:

A Mello Act Compliance Review for the construction of one new single-family dwelling.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to 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: Ralph Ziman

Representative: Robert Thibodeau, DU Architects

APPELLANT: Bill Przylucki, People Organized for Westside Renewal (POWER), et al.

Recommended Action:

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

Staff: Kevin Jones (213) 978-1361

Motion: To grant the appeal and overturn the approval of the Associate Zoning Administrator.

Moved: Donovan

Seconded: Margulies

Ayes: Halper, Waltz-Morocco

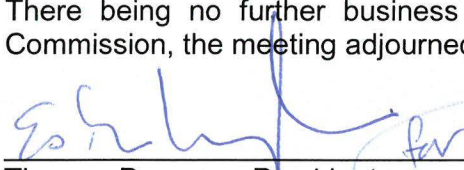
Absent: Merritt

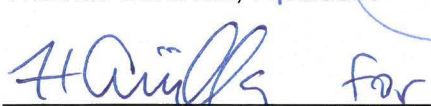
Vote: 4 - 0

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 8:24 pm.


Thomas Donovan, President


James K. Williams, Commission Executive Assistant II
West Los Angeles Area Planning Commission

Adopted on: December 2, 2015

