

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 2, 2016
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 AUDIO RECORDING FOR THIS MEETING. AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order by President Thomas Donovan at 4:30 p.m., with Commissioners Joseph Halper, Esther Margulies, Marian Merritt, and Lisa Waltz Morocco present.

ITEM NO. 1

DEPARTMENTAL REPORT

Senior Planner Debbie Lawrence introduced herself to the Commission.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
Building & Safety to speak on Orders to Comply.
- C. Approval of the Minutes – February 3, 2016, February 17, 2016

Motion: To approve the Minutes of Meeting for February 3, 2016 and February 17, 2016

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

Vote: 5 – 0

The Commission took Item No. 5 out of order to consider a continuation request.

ITEM NO. 5

[ZA-2014-4191-ZAA-1A](#)

CEQA: ENV-2014-4192-ND

Community Plan: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: 03-19-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 11810 West Mayfield Avenue

IN ATTENDANCE

Theodore Irving, Senior City Planner, representing the Planning Department; Michael Pauls, the applicant's/appellant's representative.

MOTION:

Commissioner Margulies moved to continue the matter to June 1, 2016, Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

Moved: Margulies

Seconded: Waltz Morocco

Ayes: Donovan, Halper, Merritt

Vote: 5 – 0

ITEM NO. 3

[ZA-2014-4332-CUB-1A](#)

CEQA: ENV-2014-4333-CE

Community Plan: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 03-02-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 10972 – 10998 Santa Monica Boulevard

IN ATTENDANCE

Theodore Irving, Senior City Planner, representing the Planning Department; Liz Darrington, the applicant's representative, and Martin Wassell, the appellant.

MOTION:

Commissioner Halper put forth the actions below in conjunction with the following project:

A Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption and the on-site instructional tastings of beer and wine only.

1. **Deny** the appeal in-part and **grant** the appeal in-part to modify the Conditions of Approval.

2. **Approve** a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption and the on-site instructional tastings of beer and wine only.
3. **Adopt** the modified Conditions of Approval.
4. **Adopt** the amended Findings.
5. **Find** that Categorical Exemption No. ENV-2014-433-CE is adequate Environmental Clearance for the project.

Commissioner Merritt seconded the motion and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 4

ZA-2013-3376-CDP-CUB-SPP-1A

CEQA: ENV-2013-3377-MND-REC1
Community Plan: Venice

Council District: 11 – Bonin
Last Day to Act: 03-02-16

PUBLIC HEARING - Continued from the October 21, 2015, November 15, 2015, and January 20, 2016 meetings.

PROJECT SITE: 320 (318 – 326) East Sunset Avenue

IN ATTENDANCE

Maya Zaitzevsky, Associate Zoning Administrator, representing the Planning Department; Laurette Healy, the applicant's representatives, Ilana Morosi and James Murez, the appellants.

MOTION:

Commissioner Donovan put forth the actions below in conjunction with the following project:

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 in conjunction with the sale and dispensing of a full line of alcoholic beverages for onsite consumption.

1. **Deny** the appeals in-part and **grant** the appeals in-part to modify the Conditions of Approval.
2. **Approve** a Coastal Development Permit authorizing a change of use of a tenant space from a bakery with retail floor area to a sit-down restaurant with retail space located in the single permit jurisdiction area of the Coastal Zone.
3. **Approve** a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M 1-1-0 Zone,
4. **Approve** Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use (contained within the restaurant's interior and the new outdoor dining area).
5. **Adopt** the modified Conditions of Approval.
6. **Adopt** the amended Findings.

7. **Adopt** Mitigated Negative Declaration No. ENV-2013-3377-MND-REC1.

Commissioner Halper seconded the motion and the vote proceeded as follows:

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

Vote: 5 - 0

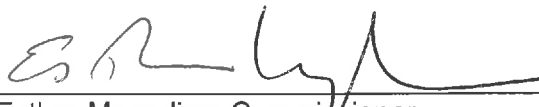
MOTION PASSED

ITEM NO. 6

PUBLIC COMMENT

There were no speakers for public comment.

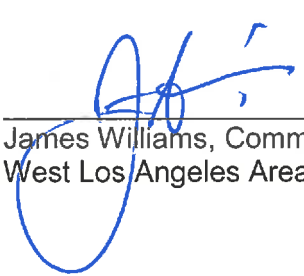
There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 1:00 a.m.



Esther Margulies, Commissioner
West Los Angeles Area Planning Commission



Joseph W. Halper, Commissioner
West Los Angeles Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

MAR 16 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**