

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, May 17, 2017
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 Commission President Esther Margulies at 4:43 p.m. with Commissioners Joseph Halper, Michael Newhouse, and Lisa Waltz Morocco present. Commissioner Marian Merritt was absent.

Also in attendance were Debbie Lawrence, Senior City Planner, Oscar Medellin, Deputy City Attorney, and Harold Arrivillaga, Commission Executive Assistant.

ITEM NO. 1

DIRECTOR'S REPORT

Ms. Lawrence updated the Commission on the following points of interest:

- The Planning Department has hired Cheryl Getuiza as the Public Information Officer.
- The Planning Department's Lakisha Hull will be present at annual Pic-Pico event.
- On May 23, 2017, the Planning Department will be hosting a public hearing for the Exposition Corridor Transit Neighborhood Plan.
- The City Council voted 12 – 0 to approve the Unapproved Dwelling Ordinance.

ITEM NO. 2

COMMISSION BUSINESS

A. Advance Calendar:

There were no changes to the Advanced Calendar by the Commission.

B. Commission Requests

There were no requests by the Commission.

C. Approval of the Minutes – September 7, 2016, October 5, 2016, November 16, 2016, December 7, 2016, January 18, 2017, and May 3, 2017.

Commissioner Waltz Morocco moved to approve the Minutes for the Meeting of January 18, 2017. The motion was seconded it by Commissioner Margulies, and the vote proceeded as follows:

Moved: Waltz Morocco
Seconded: Margulies
Ayes: Halper
Abstained: Newhouse
Absent: Merritt

Vote: 4 – 0

MOTION PASSED

Commissioner Waltz Morocco moved to approve the Minutes for the Meeting of May 3, 2017. The motion was seconded by Commissioner Margulies, and the vote proceeded as follows:

Moved: Waltz Morocco
Seconded: Margulies
Ayes: Halper and Newhouse
Absent: Merritt

Vote: 4 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

Matthew Royce from the Venice Neighborhood Council addressed the Commission regarding Item No. 6, ZA-2016-2090-CDP-CU-CUB-SPP-1A, located at 1711 South Lincoln Boulevard.

ITEM NO. 4

Commissioner Newhouse recused himself from this matter due to his participation as Chair of the Venice Neighborhood Council when the matter was before the Neighborhood Council for review

[ZA-2014-3007-CDP-CUB-ZV-SPP-MEL -1A](#)

CEQA: ENV-2014-3008-MND-REC1
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 06-07-17
Continued from: 08-17-16,
05-18-16, and 03-16-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 811 – 815 South Ocean Front Walk

IN ATTENDANCE:

Jonathan Hershey, Senior City Planner, representing the Department; Neill Brower, applicant's representative, Robin Rudisill, appellant.

MOTION:

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission meeting of July 19, 2017. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

Moved: Margulies
Seconded: Waltz Morocco
Ayes: Halper
Absent: Merritt
Recused: Newhouse

Vote: 3 – 0

MOTION PASSED

ITEM NO. 5**DIR-2015-1282-DRB-SPP-1A**

CEQA: ENV-2015-1283-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 881 North Alma Real Drive

IN ATTENDANCE:

Kenneth Fong, Deputy City Attorney, representing the City of Los Angeles; James McShane, representing the applicant and appellant.

The Commission recessed into Closed Session from 5:14 p.m. to 5:26 p.m., pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit, *Charlie Loves Brooms and Molly Loves Peanut Butter, LLC vs. City of Los Angeles, et al.*, LASC Case No. BS164586.

MOTION:

Commissioner Margulies put forth the actions below relative to the following project:

The installation of two wall signs on two of the parapet faces of the subject building.

1. **Set aside** the West Los Angeles Area Planning Commission decision of July 20, 2016 in Case No. DIR-2015-1282-DRB-SPP-1A and rescind the related Commission Letter of Determination, dated October 31, 2016;
2. **Set aside** the Planning Director's Letter of Determination in Case No. DIR-2015-1282-DRB-SPP, dated April 22, 2016;
3. **Find** that in accordance with the Peremptory Writ of Mandate in Case No. BS164586, the subject Project Permit Compliance and Design Review are deemed approved by operation of law under the Permit Streamlining Act.

Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

Moved: Margulies
Seconded: Waltz Morocco
Ayes: Halper and Newhouse
Absent: Merritt

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

ZA-2016-2090-CDP-CU-CUB-SPP-1A

CEQA: ENV-2016-2091-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 06-06-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1711 South Lincoln Boulevard

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Rob Lissner, Allen Sanford, Elisa Paster, and Dana Sayles, representing the applicant and appellant.

MOTION:

Commissioner Newhouse put forth the actions below in conjunction with the approval of the following project:

The demolition of a detached garage and workshop, and the construction of a 2-car carport, a 794 square-foot addition to an existing one-story restaurant building for a total floor area of 3,326 square-feet and a maximum building height of 13-feet 6-inches in the [Q]C2-1-CDO Zone within the single-permit jurisdiction of the Coastal Zone.

1. **Grant** the appeal and **overturn** the determination of the Zoning Administrator to deny the project;
2. **Approve** a Coastal Development Permit for the Project in the single-permit jurisdiction area of the Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
3. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-W,27 to allow hours of operation between 9:00 a.m. and 12:00 a.m. Sunday through Thursday and 9:00 a.m. and 2:00 a.m. Friday and Saturday;
4. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-W,1, for the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with the proposed restaurant;
5. **Approve** a Project Permit Compliance review for the project within the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.7-C; and
6. **Continue** the matter to the meeting of June 7, 2017 for the purpose of reviewing and adopting Conditions of Approval and Findings for the project.

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

Moved: Newhouse
Seconded: Halper
Ayes: Margulies and Waltz Morocco
Absent: Merritt

Vote: 4 - 0

MOTION PASSED

ITEM NO. 7

Commissioner Newhouse recused himself from this matter due to his participation as Chair of the Venice Neighborhood Council when this matter went before the Neighborhood Council for review.

[DIR-2016-51-CDP-SPP-MEL-1A](#)

CEQA: ENV-2016-51-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 06-21-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2812, 2814, 2816 and 2818 South Grand Canal

IN ATTENDANCE:

Juliet Oh, City Planning Associate, representing the Planning Department; Zoran Pevec and Matt Goff, representing the applicant, and Will Hawkins, the appellant.

MOTION:

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission meeting of July 19, 2017. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

Moved: Margulies
Seconded: Waltz Morocco
Ayes: Halper
Recused: Newhouse
Absent: Merritt

Vote: 3 - 0

MOTION PASSED

ITEM NO. 8

Commissioner Newhouse recused himself from this matter due to his participation as Chair of the Venice Neighborhood Council when this matter went before the Neighborhood Council for review.

PUBLIC HEARING REQUIRED

PROJECT SITE: 2003 South Linden Avenue

IN ATTENDANCE:

Jason Chan, City Planner, representing the Planning Department; Charles C. Forsyth, the applicant, Shoshana Maler, Lillian White, and Shard Stern, the appellants.

MOTION:

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

The demolition of a single-family dwelling and the construction of a new two-story single-family dwelling with an attached two-car garage in the R2-1 Zone within the single-permit jurisdiction of the California Coastal Zone.

1. **Grant** the appeal in part;
2. **Sustain** the Zoning Administrator's determination to approve the Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures;
3. **Overturn** Zoning Administrator's determination to approve the Coastal Development Permit for the project, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
4. **Overturn** Zoning Administrator's determination to approve the Specific Plan Project Permit Compliance for the project located within the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7; and
5. **Adopt** the Findings as stated by the Commission.

Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

Moved: Halper
Seconded: Waltz Morocco
Ayes: Margulies
Recused: Newhouse
Absent: Merritt

Vote: 3 – 0

ITEM NO. 9

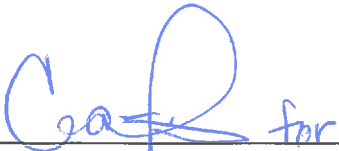
PUBLIC COMMENT PERIOD

One speaker requested to address the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 10:11 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

AUG 16 2017

CITY PLANNING DEPARTMENT
COMMISSION OFFICE