

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 15, 2020
(VIA TELECONFERENCE)

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, FILTER BY “**WEST LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted telephonically.

The meeting was called to order by Commission President Michael Newhouse at 4:31 p.m., with Commission Vice President Lisa Waltz Morocco and Commissioner Adele Yellin in attendance. Commissioners Esther Margulies and Heather Rozman were absent.

Also in attendance were Juliet Oh, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James K. Williams, Commission Executive Assistant II; Denise Otero and Jennifer Edwards, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

Elections of Officers – Continued to the August 13, 2020 Meeting

- **Director’s Report:**

Juliet Oh, Senior City Planner, reported on the following items of interest:

- The Planning Department held an Informational/Q&A session and public hearing for the Mello Act Ordinance and close to 200 visitors attended the webinar;
- The Department also held a public hearing for an amendment to the Home Sharing Ordinance. The hearing date has changed and the item will be scheduled for a later date; and
- The Westside Community Plan Update team is hosting Zoom webinars to present draft land use concepts for each of the Community Plan updates including West LA, Palms-Mar Vista-Del Rey, Venice and the Westchester- Playa Del Rey.

- **Advance Calendar:** There were no changes to the calendar.

- **Commission Requests:** Commissioner Waltz-Morocco requested tracking on Small Lot Ordinance (projects). She also inquired about a Commissioner training refresher course.

- **Approval of the Minutes:** The minutes were continued to the next meeting.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

Eight speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests.

ITEM NO. 5

[ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A](#)

Council District: 11 – Bonin

CEQA: ENV-2016-4321-EIR; SCH No. 2016-061-033

Last Day to Act: Subject to Tolling

Plan Area: Venice

PUBLIC HEARING HELD

PROJECT SITE: 1011 Electric Avenue; 1021-1051 South Abbot Kinney Boulevard

IN ATTENDANCE:

Juliet Oh, City Planner representing the Planning Department; Theodore Irving, Associate Zoning Administrator; Dana Sayles, ThreeSixty, Representative for Applicant; Jordan R. Sisson, Law Office of Gideon Kracov, Representative for Appellant 1; John Given, Law Office of John P. Given, Representative for Appellant 3; and Sue Kaplan, Citizens Preserving Venice

MOTION:

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

The site currently contains 12,560 square feet of existing development comprised of three restaurants totaling 7,444 square feet, a 1,572 square-foot private school, 3,544 square feet of office space (of which 1,344 square feet will be retained), 2,963 square feet of existing outdoor landscaped area used as a retail nursery (the Sculpture Garden), and a 60-space surface parking lot.

The project proposes the demolition of one 2,442 square-foot restaurant, the existing private school, 2,200 square feet of office space, and the surface parking lot; and the construction, use, and maintenance of a 70,310 square-foot, mixed-use development (includes existing and new floor area). The mixed-used development is comprised of two existing restaurants and a new 3,810 square-foot hotel restaurant having 2,514 square-feet of Service Floor area, four dwelling units, 78

guest rooms within a hotel, 2,935 square feet of ground floor retail space including a market with 170 square feet of Service Floor area, a 1,735 square-foot spa, and 2,027 square feet of office use.

The project will construct three new three-story mixed-use buildings, each with a maximum of 30 feet in height, and one new two-story building, approximately 25 feet in height; all new structures are connected by pedestrian bridges. The project provides a total of 175 parking spaces, at grade and within three subterranean levels. The project also requires excavation, grading, and approval of a haul route for the export of approximately 24,591.65 cubic yards of dirt.

1. Determine, pursuant to Section 21082.1(c) and 21081.6 of the California Public Resources Code, the Zoning Administrator has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-4321-EIR (SCH No. 2016061033) dated January 10, 2019, and the Final EIR, dated July 3, 2019 (Venice Place Project EIR), as well as the whole of the administrative record;

CERTIFY the following:

- (a) The Venice Place Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- (b) The Venice Place Project EIR was presented to the Zoning Administrator as the decision-making body of the lead agency; and
- (c) The Venice Place Project EIR reflects the independent judgment and analysis of the lead agency; and

ADOPT all of the following:

- (a) The related and prepared Venice Place Project Environmental Findings;
 - (b) The Statement of Overriding Considerations; and
 - (c) The Mitigation Monitoring Program prepared for the Venice Place Project EIR;
2. Deny the appeals and sustain the March 12, 2020 Zoning Administrator's Determination;
 3. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit authorizing (a) the sale and dispensing of a full line of alcohol beverages for on-site consumption in conjunction with a proposed hotel restaurant having 195 indoor seats and 65 outdoor seats, operating 24 hours and serving alcohol between the hours of 7:00 a.m. to 1:00 a.m., (b) the sale and dispensing of a full line of alcohol beverages for on-site and off-site consumption in conjunction with a market within the hotel, operating between the hours of 7 a.m. to 1 :00 a.m., (c) a full line of alcohol beverages provided in individual hotel room's liquor cabinets, (d) the sale of a full line of alcohol beverages by hotel guest room services, and (e) the on-site consumption of alcohol in the hotel lobby, outdoor courtyard, hotel lounge areas, and hotel business center;
 4. Approve, pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a Hotel located within 500 feet of a Residential Zone;
 5. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the Proposed Project in the Single Permit Jurisdiction of the California Coastal Zone;
 6. Approve, pursuant to LAMC Section 16.05 C.1(b), a Site Plan Review for the construction of a mixed-use project comprised of more than 50 guest rooms;
 7. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
 8. Approve, pursuant to LAMC Sections 65590 and 65590.1 of the California Government Code, a Mello Act Compliance review for a project located within the Coastal Zone; and
 9. Approve, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvements to provide a 5-foot dedication on Electric Avenue in lieu of the 7.5 feet otherwise required and to provide a 2-foot dedication on Westminster Avenue in lieu of the 5 feet otherwise required
 10. Adopt the Conditions of Approval as modified by the Commission; and
 11. Adopt the amended Findings.

The motion was seconded by Commissioner Yellin and the final vote proceeded as follows:

Moved: Newhouse
Second: Yellin
Ayes: Waltz Morocco
Absent: Margulies, Rozman

Vote: 3 – 0

MOTION PASSED

The initial vote went as follows:

Moved: Newhouse
Second: Yellin
Nays: Waltz Morocco
Absent: Margulies, Rozman

Vote: 2 – 1

MOTION FAILED

There being no further business to come before the West Los Angeles Area Planning Commission
Commissioner Newhouse adjourned the meeting at 9:35 p.m.



Michael Newhouse, President
West Los Angeles Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

AUG 19 2020

CITY PLANNING DEPARTMENT
COMMISSION OFFICE