

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, February 3, 2021
(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 4:34 p.m., along with Commission Vice President Waltz Morocco and Commissioners Alexis Laing, Esther Margulies and Adelle Yellin in attendance.

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; Diego Vazquez, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

Director’s Report:

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

- The Planning Department released a memo outlining changes to the Density Bonus procedures for applications requesting stand-alone On-Menu Density Bonus Incentives. The change would result in ministerial review that would not be subject to CEQA. A letter of determination will still be issued and would be subject to the requirements for notification and appeal;
- The Online Application System (OAS) is expanding by adding additional applications such as Wireless Telecommunications and Accessory Dwelling Units (ADU);
- The City Wide Policy Division is updating the Housing Element and its EIR is available for review and comment. The Notice of Preparation and Initial Study are posted on the Planning Department’s website in the Housing Development Update page;
- A Revised Draft Mello Act Ordinance is available for review. It can be found on the Planning Department’s website in the Plans and Policy page. The matter is scheduled to be heard by the City Planning Commission on February 25, 2021;
- The Comprehensive Fee Update will increase non-applicant appeal fees. The proposed increase is from 89.00 to 158.00 (one percent of actual costs). The PLUM Committee will hear the matter at its February 4, 2021 meeting.
- **Advance Calendar:** There were no changes to the calendar.
- **Commission Requests:** There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

Several speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were not reconsideration requests.

ITEM NO. 5

[APCW-2020-1521-SPE-SPP-CDP-CUB-ZV](#)

CEQA: ENV-2020-1522-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 02-10-21

PUBLIC HEARING HELD – NOVEMBER 16, 2021

PROJECT SITE: 205-213 Ocean Front Walk

IN ATTENDANCE:

Bindu Kannan, Planning Assistant, Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Planning Department; Marcia Davalos, Laurette Healy, and Lea Arenas of City Land Use representing the Applicant Jake Mathews, North Venice Boardwalk LLC

MOTION:

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

Expansion of an existing 3,288 square-foot restaurant to include the addition of a 918 square-foot storage area, and a two-story 1,792 square-foot addition comprised of 930 square feet of new Service Floor area, an outdoor recreation area, bar, office, and storage area. A total of 39 parking spaces are required for the addition. The Project will maintain 16 parking spaces for the existing

restaurant and will provide three new parking spaces and 40 bicycle parking spaces onsite for the proposed addition, 10 parking spaces will be provided at 250 Marine Street but do not satisfy the Los Angeles Municipal Code (LAMC) regulations for required parking spaces provided offsite.

1. Determine, pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines Section 15301, and that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Venice Coastal Zone Specific Plan to provide three vehicle parking spaces and 40 bicycle parking spaces in lieu of the parking otherwise required by Section 13 of the Specific Plan;
3. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for a Project within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
4. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for Development within the Dual Permit Jurisdiction of the California Coastal Zone;
5. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a 5,998 square foot restaurant; and
6. Deny, pursuant to LAMC Section 12.27, a Zone Variance to not provide a loading zone that is otherwise required for commercial structures abutting an alley by LAMC Section 12.26 C.
7. Adopt the Conditions as modified by the Commission; and
8. Adopt the Findings as amended.

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

Moved: Newhouse
Second: Waltz Morocco
Ayes: Laing, Margulies
Absent: *Yellin

Vote: 4 – 0

MOTION PASSED

**Commissioner Yellin did not vote due to technical challenges.*

Commission President Newhouse recused himself from Item No. 6 and left the meeting. Commission Vice President Waltz Morocco chaired the meeting and concluded the proceedings. The meeting recessed for five minutes and resumed at 8:20 p.m. with Commissioners Waltz Morocco, Laing, Margulies and Yellin in attendance.

ITEM NO. 6

DIR-2020-6932-MEL-1A

CEQA: N/A

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING HELD

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

IN ATTENDANCE:

Juliet Oh, Senior City Planner representing the Planning Department; Fred Gaines, Gaines and Stacey LLP representing the Applicant Zoran Pevec, MPI Inc.; Bill Przylucki, POWER and Robin Rudisill, Citizens Preserving Venice, Appellants

MOTION:

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

The construction of three new Residential Units: a single-family dwelling, attached Accessory Dwelling Unit (ADU) and detached ADU.

1. Deny the appeal and sustain the December 14, 2020 Director's Determination; and
2. Approve, pursuant to California Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act, a Mello Act Compliance Review for the proposed project, finding that the proposed project will develop three new Residential Units: a single-family dwelling unit, attached Accessory Dwelling Unit (ADU) and detached ADU, defined as a Small New Housing Development and is therefore exempt from the Inclusionary Residential Unit requirement.

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

Moved: Margulies
Second: Yellin
Ayes: Laing, Waltz Morocco
Recused: Newhouse

Vote: 4 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 9:18 p.m.

Michael Newhouse (Electronic Signature)
Michael Newhouse, President
West Los Angeles Area Planning Commission

Lisa Waltz Morocco (Electronic Signature)
Lisa Waltz Morocco, Vice President
West Los Angeles Area Planning Commission

James Williams (Electronic Signature)
James K. Williams, Commission Executive Assistant II
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAR 17 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**