

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, October 21, 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 West Los Angeles Area Planning Commission meeting was conducted telephonically.

The meeting was called to order by Commission President Michael Newhouse at 4:32 p.m., along with Commission Vice President Lisa Waltz Morocco and Commissioner Esther Margulies in attendance. Commissioner Rozman was 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; and Denise Otero, 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 will be holding its Planning 101 sessions. The series is an educational resource for anyone interested in learning about the land use process. There will be three sessions that provide an overview of Community Planning on November 17, 19, and 21, 2020;
 - The Department will be hosting webinars for the next phase of the Housing Element, the Planned House LA. The sessions will introduce and gather feedback on draft concepts and strategies. The webinars will be offered on November 10 and 18 and a session in Spanish on November 17, 2020; and
 - The Department released the draft of the Local Emergency Code Amendment for public comment. The ordinance would take steps to eliminate financial and regulatory burdens on small businesses affected by COVID 19. If adopted, the ordinance would expand the City’s ability to activate regulatory relief during a declared local emergency.
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- **Advance Calendar:** There were no changes to the calendar.
 - **Commission Requests:** There were no Commission requests.
 - **Minutes of Meeting** – September 2, 2020

Commissioner Waltz Morocco moved to adopt the Minutes of September 2, 2020.

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

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

Vote: 3 – 0

MOTION PASSED

Commissioner Adele Yellin joined the meeting.

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.

Commissioner Newhouse recused himself from Item Number 5 and exited the meeting.
Commission Vice President Waltz Morocco chaired the meeting.

ITEM NO. 5

[DIR-2015-3883-CDP-SPP-MEL-1A](#)

CEQA: ENV-2015-3884-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: Subject to Tolling

Continued from 10-07-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 2308-2310 South Pisani Place

IN ATTENDANCE:

Ira Brown, City Planning Associate and Juliet Oh, Senior City Planner representing the Planning Department; Brian Silveira, Brian Silveira & Associates representing Steve Meepos, Applicant; Bill Przylucki, POWER, Appellant; Robin Rudisill, Citizens Preserving Venice, Appellant; and Sue Kaplan, Citizens Preserving Venice, Appellant; Len Nguyen, Planning Deputy representing Council District 11

MOTION:

Commissioner Waltz Morocco moved to continue the meeting to the November 4, 2020 meeting.

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

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

Vote: 3 – 0

MOTION PASSED

Commissioner Newhouse returned to chair the meeting for Item Number 6.

ITEM NO. 6

ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A

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

Council District: 11 – Bonin

Last Day to Act: Subject to Tolling

PUBLIC HEARING HELD

PROJECT SITE: 1011 Electric Avenue; 1021-1033 and
1047-1051 South Abbot Kinney Boulevard

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 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 sustained 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;
 - 4. **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;
 - 5. **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;
 - 6. **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;
 - 7. **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;
 - 8. **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;
 - 9. **Adopt** the Conditions of Approval as modified by the Commission; and
 - 10. **Adopt** the Findings as amended by the Commission.

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

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

Vote: 3 – 1

MOTION PASSED

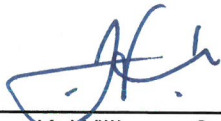
There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 8:52 p.m.

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

ADOPTED
CITY OF LOS ANGELES

APR 07 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**