

COMMISSION MEETING AUDIO

WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JULY 18, 2018 AFTER 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

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**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Items of interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – June 20, 2018

2. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **DIR-2017-3549-CDP-SPP-1A**
CEQA: ENV-2017-3551-CE
Plan Area: Venice – Oxford Triangle

Council District: 11 – Bonin
Last Day to Act: 07-28-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2905 North Washington Boulevard

PROPOSED PROJECT:

The change of use from 992 square feet of retail use (ground floor) and 445 square feet of storage area (mezzanine) to 1,437 square feet of restaurant use within an existing commercial building. The resulting restaurant will be 5,692 square feet with 224 seats. The project also involves a conditional use permit for onsite sales and consumption of a full line of alcoholic beverages with hours of operation from 6:00 a.m. to 2:00 a.m. daily. The project adds 1,171 square feet of new Service Floor Area. The existing commercial building will maintain 57 parking spaces and provide 20 new parking spaces.

APPEAL:

An appeal of the Planning Director's determination:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1, Category 1) and Section 15332 (Class 32), as the environmental clearance for the project;
2. To approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the project; and
3. To approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project located in the Venice Coastal Zone Specific Plan area.

Applicant: Mario Guddemi, The Washington Group LLC
Representative: Evette Gonzalez, Azure Development, Inc.

Appellants: Celia Williams and Margaret Molloy

Staff: Jeff Khau, City Planning Assistant
jeff.khau@lacity.org
(213) 978-1346

6. [ZA-2017-3550-CUB-1A](#)
CEQA: ENV-2017-3551-CE
Plan Area: Venice – Oxford Triangle

Council District: 11 – Bonin
Last Day to Act: 07-28-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2905 North Washington Boulevard

PROPOSED PROJECT:

The change of use from 992 square feet of retail use (ground floor) and 445 square feet of storage area (mezzanine) to 1,437 square feet of restaurant use within an existing commercial building. The resulting restaurant will be 5,692 square feet with 224 seats. The project also involves a conditional use permit for onsite sales and consumption of a full line of alcoholic beverages with hours of operation from 6:00 a.m. to 2:00 a.m. daily. The project adds 1,171 square feet of new Service Floor Area. The existing commercial building will maintain 57 parking spaces and provide 20 new parking spaces.

APPEAL:

An appeal of the Zoning Administrator's determination:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1, Category 1) and Section 15332 (Class 32), as the environmental clearance for the project; and
2. To approve, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use to permit the sale of a full line of alcoholic beverages for onsite consumption for a 5,692 square-foot restaurant with 224 interior seats, with operating hours from 6:00 a.m. to 2:00 a.m. daily.

Applicant: Mario Guddemi, The Washington Group LLC
Representative: Evette Gonzalez, Azure Development, Inc.

Appellants: Celia Williams and Margaret Molloy

Staff: Jeff Khau, City Planning Assistant
jeff.khau@lacity.org
(213) 978-1346

Theodore Irving, Associate Zoning Administrator

7. [DIR-2017-2670-CDP-MEL-1A](#)
CEQA: ENV-2017-4279-CE
Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17642 West Tramonto Drive

PROPOSED PROJECT:

The construction of a new 5,607 square-foot, two-story single-family dwelling with attached garage, plus a 3,467 square-foot basement, swimming pool, spa, decks, retaining walls, two detached accessory buildings, and a haul route for the export of approximately 4,000 cubic yards of soil.

APPEAL:

An appeal of the Planning Director's determination:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303 (New Construction), Class 3, Section 15032, Class 32 (In-Fill Development Projects) and Article III, Class 3, Category 1 and 6, of the City CEQA Guidelines, as the environmental clearance for the project;
2. To approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the project; and
3. Pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review for the demolition and construction of one residential unit in the Coastal Zone.

Applicant: Saied Kashani
Representative: Tony Crest, Real Russo Estate

Appellants: Abbott Krieger
Representative: John A. Henning Jr.

Staff: Alexander Truong, City Planning Assistant
alexander.truong@lacity.org
(213) 473-9769

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Wednesday, August 1, 2018** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

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