

# COMMISSION MEETING AUDIO

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WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, AUGUST 15, 2018 AFTER 4:30 P.M.  
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> FLOOR, ROLL CALL ROOM  
LOS ANGELES, CA 90064

1. [\*\*DIRECTOR'S REPORT AND COMMISSION BUSINESS\*\*](#)

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – August 1, 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-2017-1895-CDP-MEL-1A**  
CEQA: ENV-2017-1896-CE  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: N/A  
Continued from: 06-20-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 685 East Westminster Avenue

**PROPOSED PROJECT:**

Interior and exterior renovations, and the conversion (change of use) of a two-story, 12,311 square-foot church into a two-story, 11,760 square-foot single-family dwelling with a rooftop deck and attached four-car garage.

**APPEAL:**

An appeal of the March 28, 2018 Planning Director's determination to:

- 1. Determine that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and 15303, and City CEQA Guidelines Article III, Section 1, Class 1, Category 1 and Class 3, Category 1, as the environmental clearance for the project.
- 2. Approve, pursuant to the Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the project; and
- 3. Approve, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the project.

**Applicant:** 685 Westminster Holdings LLC  
Representative: Robert Thibodeau

**Appellants:** Celia Williams, Margaret Malloy, Beth Allyn, Miguel Bravo and Lydia Ponce

**Staff:** Juliet Oh, City Planner  
[juliet.oh@lacity.org](mailto:juliet.oh@lacity.org)  
(213) 978-1186

6. [ZA-2017-3654-CUB-ZAD-DRB-SPP-1A](#)  
CEQA: ENV-2017-3655-CE  
Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Bonin  
Last Day to Act: 08-25-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11777 West San Vincente Boulevard

**PROPOSED PROJECT:**

Renovation and expansion of an existing 7,077 square feet restaurant, “Katsuya,” with 203 square feet of exterior patio space. The proposed project involves the addition of 2,205 square feet of interior space and 553 square feet of exterior space on the patio. The renovated restaurant’s total square footage will consist of 9,282 square feet of interior space with seating for 264 patrons and 756 square feet of exterior space with seating for 37 patrons. The project proposes to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption and to provide shared parking of 204 parking stalls in lieu of 216 required spaces. The project also involves interior and exterior alterations, including a new trellis on the outdoor patio and a new business identification wall sign.

**APPEAL:**

An appeal of the May 25, 2018, Zoning Administrator’s determination to:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and Section 15303, and the City’s CEQA Guidelines Article III, Section I, Class 5, Category 23, Class 11, Category 1, and Class 1, Category 5, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the expansion of the existing restaurant resulting in 9,282 square feet of interior space with seating for 264 patrons and 756 square feet of exterior space with seating for 37 patrons; and
3. Approve, pursuant to Los Angeles Municipal Code Sections 11.5. 7 and 16.50, a Project Permit Compliance and Design Review from the San Vicente Scenic Corridor Specific Plan and Design Review Board for the project.

**Applicant:** Cameron Schmitt, Katsuya USA, LLC;  
Representative: Jonathan Lonner, Burns and Bouchard

**Appellant:** Brentwood Community Council

**Staff:** Alissa Gordon, City Planning Associate  
[alissa.gordon@lacity.org](mailto:alissa.gordon@lacity.org)  
(213) 978-1456

Theodore Irving, Associate Zoning Administrator

The next regular meeting of the West Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Wednesday, September 5, 2018** at

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

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