

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 5, 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**

Michael Newhouse, President
Lisa Waltz Morocco, Vice President
Esther Margulies, Commissioner
Heather Rozman, Commissioner
Adele Yellin, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
apcwestla@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the West Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at apcwestla@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "West Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – August 15, 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. [ZA-2018-0453-CUB-1A](#)
CEQA: ENV-2018-0454-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 10-01-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1140 South Gayley Avenue

PROPOSED PROJECT:

The sale and dispensing of beer and wine for on-site consumption in conjunction with a new 3,150 square-foot restaurant within an existing mixed-use building.

The Commission may consider, an Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section I, Class 5, Category 34, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

An appeal of Condition No. 11 in the July 3, 2018, Zoning Administrator's determination which approved, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a new restaurant.

11. Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of Los Angeles Municipal Code Sections and/or the Westwood Village Specific Plan. No variance or specific plan exceptions have been granted in connection with this action to allow reduced parking.

Applicant: Tocaya Organica c/o The Madera Group

Appellant: Sandy Brown, Holmby Westwood Property Homeowners Association

Staff: Bryan Ochoa, Planning Assistant
bryan.ochoa@lacity.org
(213) 978-1492

Henry Chu, Associate Zoning Administrator

6. [DIR-2017-3809-BSA-1A](#)
CEQA: N/A
Plan Area: Bel Air – Beverly Crest

Council District: 5 – Koretz
Last Day to Act: 09-22-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1240 North Angelo Road

PROPOSED PROJECT:

Proposed grading and construction of a single family dwelling, retaining wall, concrete deck, and outdoor swimming pool in the RE15-1H Zone.

APPEAL:

An appeal, pursuant to Los Angeles Municipal Code (LAMC) Section 12.26 L, of the June 22, 2018, Planning Director's determination to deny, an appeal from the determination by the Department of Building and Safety (LADBS), that it did not err or abuse its discretion in its issuance of Building Permit Nos. 14010-30001-03400, 14020-30001-02751, 15020-30001-02521, 14020-30001-02752, 14047-30001-01538, and 14030-30001-06607, all for the project.

Owner: Behrooz Haghnazarzadeh

Appellant: James Goldstein
Representative: Tom Stemnock, Planning Associates, Inc.

Staff: Jason Chan, City Planner
jason.chan@lacity.org
(213) 978-1310

David Weintraub, Associate Zoning Administrator

7. [DIR-2017-4130-CDP-1A](#)
CEQA: ENV-2017-4131-CE
Plan Area: Venice

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 2334 South Frey Avenue

PROPOSED PROJECT:

The remodel of and addition to an existing one-story 961 square-foot single-family dwelling resulting in a two-story 3,083 square-foot single-family dwelling with a roof deck and an attached two-car garage. The project provides a total of three parking spaces.

APPEAL:

An appeal of the July 12, 2018, Planning Director's determination to:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, (Article III, Section 1, 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; and
2. Approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for a project in the single permit jurisdiction area of the California Coastal Zone.

Applicant: Sejon Ding
Representative: Patrick Winters

Appellant: Richard Stanger

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

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Wednesday, September 19, 2018** at

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

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at apcwestla@lacity.org.