

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 15, 2018
Henry Medina West L.A. Parking Enforcement Facility
11214 W. Exposition Boulevard, Second Floor, Roll Call Room
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order by Commission President, Esther Margulies at 4:47 p.m. with Commissioners Newhouse, Rozman, Waltz Morocco and Yellin present.

Also in attendance were, Jonathan Hershey, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Rocky Wiles, City Planner; Rafael Vega, Senior Administrative Clerk; and Marcos Godoy, Commission Office Staff.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Election of Officers:**

Commissioner Rozman nominated Commissioner Newhouse for Commission President. Commissioner Yellin seconded the motion and the vote proceeded as follows:

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

Vote: 5 - 0

MOTION PASSED

Commissioner Margulies nominated Commissioner Waltz Morocco for Commission Vice-President. Commissioner Yellin seconded the motion and the vote proceeded as follows:

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

Vote: 5 - 0

MOTION PASSED

President Newhouse chaired the remainder of the meeting.

- **Director's Report:** Jonathan Hershey, Senior City Planner reported on the following items of interest:
 - The City Planning Department has released a Housing Progress Report on the new housing that has been generated taking advantage of Measure JJJ and other Transit Oriented Development Incentives. This information is available in the City of Los Angeles website and the City Planning Department website.
 - There is a Community Plan Update concerning the West Los Angeles homes in Mar Vista Del Rey, Venice and Westchester Playa Del Rey Community Plans. Planning staff has visited eight out of nine neighborhood councils. There will be a series of Planning 101 meetings for the general public.
 - The City Planning Department is working on the first draft of updated policies for the Venice Local Coastal Program, specifically the Land Use Plan. They have conducted open house meetings allowing the community to provide input on their views, concerns and having an open comment conversation. The department is working closely with the Coastal Commission.
- **Advance Calendar:** Commissioner Waltz Morocco stated she is not available for the meeting of October 17, 2018
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Waltz Morocco moved to approve the minutes of August 1, 2018. Commissioner Newhouse stated he had listened to the audio of the meeting. The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

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

Vote: 5 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

Several members from the public addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

President Newhouse announced that Item No. 6 would be taken out of order.

ITEM NO. 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 HELD

PROJECT SITE: 11777 West San Vicente Boulevard

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator representing the Department; Ray Kline, President, Brentwood Community Council and Caroline Jordan, Land Use Chair Brentwood Community Council, appellant; Jonathan Lonner, Burns & Bouchard and Tina Choi, Englander Knabe & Allen, applicant's representatives.

MOTION:

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

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. Grant the appeal in part and deny the appeal in part;
3. Sustain the Zoning Administrator's determination to approve a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction

- with the change of use of 2,205 square-feet and 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;
4. Sustain the Zoning Administrator's determination to approve, a Project Permit Compliance and Design Review from the San Vicente Scenic Corridor Specific Plan and Design Review Board for the project; and
 5. Adopt the Conditions of Approval, as modified by the Commission, including the Zoning Administrator's Recommendations dated August 15, 2018; and
 6. Adopt the findings, including amendments as recommended by the Zoning Administrator dated August 15, 2018.

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

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

Vote: 5 - 0

MOTION PASSED

President Newhouse recessed the meeting at 6:04 p.m. and reconvened at 6:10 p.m. with all Commissioners present.

ITEM NO. 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

IN ATTENDANCE:

Juliet Oh, City Planner and Lambert Giessinger, Architect, Office of Historic Resources, representing the Planning Department; Celia Williams, Margaret Malloy, Beth Allyn, Miguel Bravo and Lydia Ponce, appellants; Elisa L. Paster, Glaser Weil Fink Howard Avchen & Shapiro, applicant's representative and Pastor Bishop Curtis, First Baptist Church of Venice, on behalf of the applicant.

MOTION:

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

Interior and exterior renovations, and the 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.

car garage.

1. Determine based on the whole of the administrative record that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 and Section 15303 and Article III, Section 1, Class 1, Category 1 and Class 3, Category 1 of the City CEQA Guidelines; and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Planning Director's determination to conditionally approve a Coastal Development Permit and Mello Act Compliance Review for the interior and exterior renovations, and the 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; and
3. Adopt the Conditions of Approval and Findings of the Planning Director.

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

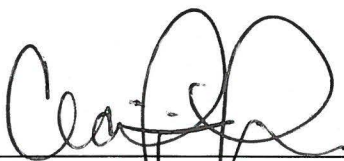
Moved: Newhouse
Second: Waltz Morocco
Ayes: Rozman, Yellin
Nayes: Margulies

Vote: 4 - 1

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 8:41 p.m.



Michael Newhouse, President
West Los Angeles Area Planning Commission

Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES
SEP 05 2018
CITY PLANNING DEPARTMENT
COMMISSION OFFICE