

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, DECEMBER 19, 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 – December 5, 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-2018-828-CUB-1A](#)
CEQA: ENV-2018-829-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 12-24-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2025 South Pacific Avenue

PROPOSED PROJECT:

The continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, with public dancing and live entertainment in conjunction with an existing, 4,110 square-foot restaurant with total of 177 seats and hours of operation from 5:00 p.m. to 2:00 a.m. (midnight) Monday through Friday and 10:00 a.m. to 2:00 a.m., Saturday and Sunday, in the [T][Q]C1.5-1-O-CA Zone.

The Commission may consider, based on the whole of the administrative record, that the project is exempt from CEQA, pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

An appeal of Condition No. 8 in the September 21, 2018, Zoning Administrator's determination which approved:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the [T][Q]C1.5-O-CA Zone with hours of operation from 6:00 p.m. to midnight Monday through Thursday; 11:00 a.m. to 2:00 a.m. Friday and Saturday and 11:00 a.m. to midnight on Sundays; and
2. Pursuant to LAMC Section 12.24 W.18, to allow patron dancing in connection with an existing restaurant.

Condition No. 8 states:

8. Parking shall be provided in accordance with Qualified Condition Q-8 of Ordinance No. 164,235 and 185263 and any on-site and/or off-site parking covenants or agreements required by prior actions, including the Board of Zoning Appeals action on April 9, 1991 on Case BZA 4312, shall be maintained and complied with (Note: Case BZA 4312 required fifty two parking spaces for the building on the subject site, 40 spaces for the ground floor restaurant and 12 spaces for office use on second floor). Prior to utilization of the grant, Building and Safety shall verify that previously required parking covenants and/or affidavits are current (30 spaces to be provided on the adjoining two-story parking structure on Lots 15 and 16 of Block 4 of the Short Line Beach Subdivision No. 1 Tract) and 22 spaces to be provided off-site on parking structures across site (Lots 25 – 28 of Block 5 of the Short Line Beach Subdivision No. 1 Tract – Note: Ordinance No. 164235 – Note: Ordinance No. 164,235

Applicant: Daniel Samakow, Canal Club, Inc.;
Ann Everest, 2015 Pacific Avenue, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson, Inc.

Appellant: Thomas B. McCullough, Jr.

Staff: Fernando Tovar, Associate Zoning Administrator

6. [DIR-2017-2591-CDP-MEL-1A](#)
CEQA: ENV-2017-2592-CE
Plan Area: Brentwood – Pacific Palisades
Related Case: ZA-2017-2590-ZAD

Council District: 11 – Bonin
Last Day to Act: 01-15-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 878 North Lachman Lane

PROPOSED PROJECT:

The demolition of an existing 2,615 square-foot one-story, single-family dwelling and the construction of a new 3,848 square-foot one-story single-family dwelling with a basement, partially-subterranean attached four-car garage, swimming pool, and two retaining walls with associated grading and a haul route for the export of 1,196 cubic yards of earth.

APPEAL:

An appeal of the October 9, 2018, Planning Director’s determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Sections 15303 (Class 3) and 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the project; and
3. Approved, 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: Scott Rigsby
Representative: Andrew Yapp, Southern California Land Use

Appellant: Harry Young

Staff: Kenton Trinh, City Planning Associate
kenton.trinh@lacity.org
(213) 978-1290

7. [DIR-2017-5433-CDP-SPP-MEL-1A](#)
CEQA: ENV-2017-5434-CE
Plan Area: Venice
Related Case: ADM-2017-4476-UDU

Council District: 11 – Bonin
Last Day to Act: 01-10-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 10 East Anchorage Street

PROPOSED PROJECT:

Legalize the conversion of two guest rooms into dwelling units in an existing triplex resulting in a five-unit apartment building with a total of seven parking spaces to be provided.

APPEAL:

An appeal of the October 11, 2018, Revised Planning Director’s determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15303 and City Guidelines Article III, Section I, Class 3, Category 2, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the Project;
3. Approved, pursuant to LAMC Section 11.5.7 and the Venice Coastal Zone Specific Plan (Ordinance 175,693);, a Project Permit Compliance Review for the Project; and
4. Approved, 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: Dan Jurenka
Representative: Henry Ramirez

Appellant: Robert Aronson

Staff: Ira Brown, City Planning Associate
ira.brown@lacity.org
(213) 978-1453

8. **DIR-2018-2631-DRB-SPP-1A**

CEQA: ENV-2018-2632-CE

Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 01-09-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1140 South Gayley Avenue

PROPOSED PROJECT:

The installation of one wall sign and one village pedestrian sign for an existing restaurant.

APPEAL:

An appeal of the October 10, 2018, Planning Director’s determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15311, and City CEQA Guidelines Article III, Class 11 and Category 1 (Remodeling), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with conditions, pursuant to Sections 16.50 and 11.5.7 of the Los Angeles Municipal Code, the Westwood Community Design Review Board Specific Plan and the Westwood Village Specific Plan, a Project Permit Compliance Review for the Project.

Applicant: Daniel Park, Tocaya Organica
Representative: Bob Packham, Permitwiz

Appellant: Steven D. Sann

Staff: Zuriel Espinosa, City Planning Associate
zuriel.espinosa@lacity.org
(213) 978-1249

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, January 2, 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.