

COMMISSION MEETING AUDIO

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, NOVEMBER 18, 2015, after 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Thomas Donovan, President
Esther Margulies, Vice President
Joseph W. Halper, Commissioner
Marian Merritt, Commissioner
Lisa Waltz Morocco, Commissioner

James K. Williams, Commission Executive Assistant II

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PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. [DEPARTMENTAL REPORT](#)

A. Items of interest

2. [COMMISSION BUSINESS](#)

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – November 4, 2015

3. [ZA-2013-3376-CDP-CUB-SPP-1A](#)
CEQA: ENV-2013-3377-MND

Council District: 11 – Bonin
Plan: Venice
Expiration Date: 11-14-15 Extended
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from October 21, 2015

Location: 320 E. SUNSET AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve: pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area). Consideration of Mitigated Negative Declaration No. **ENV-2013-3377-MND**.

APPLICANT: Fran Camaj
Representative: Stephen Vitalich Architects

APPELLANT #1: James Murez

APPELLANT #2: Ilana Marosi et al.

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Zoning Administrator to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area).
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2013-3377-MND**.

Staff: Maya Zaitzevsky (213) 978-1416

4. [DIR-2015-2972-MEL-1A](#)

CEQA: N/A

Council District: 11 – Bonin

Plan: Venice

Expiration Date: N/A

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 424 E. GRAND BOULEVARD

Proposed project:

A Mello Act Compliance Review for the construction of one new single-family dwelling.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: Ralph Ziman

Representative: Robert Thibodeau, DU Architects

APPELLANT: Bill Przylucki, People Organized for Westside Renewal (POWER), et al.

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in **approving** a Mello Act Compliance Determination for the construction of one new Residential Unit.
3. Affirm the project is Categorically Exempt pursuant to Part 2.4.2 of the Interim Mello Act Administrative Procedures.

Staff: Kevin Jones (213) 978-1361

5. [PUBLIC COMMENT PERIOD](#)

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, December 2, 2015** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

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