

*Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300*

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, DECEMBER 2, 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

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3 and 4.**

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. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.* Telephone (213) 978-1300.**

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.**

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.planning.lacity.org>.

In the case of a Commission meeting cancellation, all 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.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, 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.**

**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 18, 2015

3. **ZA-2012-130-CDP-MEL-1A**  
**CEQA: ENV-2012-131-MND**

**Council District:** 11 – Bonin  
**Plan:** Brentwood-Pacific Palisades  
**Expiration Date:** 12-2-15 Extended  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 16990-17000 SUNSET BOULEVARD

**Requested Action:**

An **appeal** of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.20.2, to **approve** a Coastal Development Permit to allow the construction of a new approximately 98,900 square-foot residential development containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone and a Mello Act determination for affordable housing in the Coastal Zone. Consideration of Mitigated Negative Declaration No. **ENV-2012-131-MND**.

**APPLICANT:** M & A Gabee, LP  
Rep.: Fred Gaines, Gaines & Stacy, LLP

**APPELLANT#1:** Gilbert Dembo  
**APPELLANT#2:** Larry Larson  
**APPELLANT#3:** Patricia Chu  
**APPELLANT#4:** James Doyl Burkett  
**APPELLANT#5:** G. Andrew, Amy Lundberg  
**APPELLANT#6:** Herb Englehardt  
**APPELLANT#7:** Ginger Mason  
**APPELLANT#8:** Lindsay Conner, Rena Conner  
**APPELLANT#9:** Malibu Village Mobilehome Owners Association  
Rep.: Candace Tysdal  
**APPELLANT#10:** Candace Tysdal  
**APPELLANT#11:** Christian Martin  
**APPELLANT#12:** Pacific Investment Co., Rep.: Larry Larson

**Recommended Action:**

1. **Deny the appeals.**
2. Sustain the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.20.2, to **approve** a Coastal Development Permit to allow the construction of a new approximately 98,900 square-foot residential development containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone and a Mello Act determination for affordable housing in the Coastal Zone.

3. Adopt the Findings of the Zoning Administrator.
4. Adopt Mitigated Negative Declaration No. **ENV-2012-131-MND**.

**Staff:** Charles Rausch Jr. (213) 978-1318

4. [\*\*ZA-2014-1877-CUB-CDP-SPP-1A\*\*](#)  
CEQA: ENV-2014-1878-MND

**Council District:** 11 – Bonin  
**Plan:** Venice  
**Expiration Date:** 12-24-15  
**Appeal Status:** Not further appealable

## **PUBLIC HEARING**

**Location:** 425 E. ROSE AVENUE

### **Requested Action:**

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a new restaurant, and pursuant to Municipal Code Section 12.20.2, a Coastal Development Permit to allow the conversion of an existing restaurant and a separate market/deli into a single restaurant within the Single Permit Jurisdiction area of the California Coastal Zone, and pursuant to Municipal Code Section 11.5.7, a Project Permit Compliance Review to allow the conversion of an existing restaurant and a separate market/deli into a single restaurant within the Venice Coastal Zone Specific Plan. Consideration of Mitigated Negative Declaration No. **ENV-2014-1878-MND**.

**APPLICANT:** Bruce Horowitz  
Representative: John Reed, Reed Architectural Group, Inc.

**APPELLANT:** Mark Kleiman, Judy Branfman, Mike Chamness, Bill Przylucki, Mariska Leyssius, Mark Lipman, Lydia Ponce, Monique Maion, Erica L. Wohldmann, Ph.D, John Quigley, Ravi Shah, Holly Mosher, Anne Murphy, Vlad Popescu

### **Recommended Action:**

1. **Deny the appeal.**
2. Sustain the Zoning Administrator's decision to **approve** pursuant to Los Angeles Municipal Code Section 12.24-W,1:
  - a. A Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a new restaurant, and pursuant to Municipal Code Section 12.20.2,
  - b. A Coastal Development Permit to allow the conversion of an existing restaurant and a separate market/deli into a single restaurant within the Single Permit Jurisdiction area of the California Coastal Zone.
  - c. Pursuant to Municipal Code Section 11.5.7, a Project Permit Compliance Review to allow the conversion of an existing restaurant and a separate market/deli into a single restaurant within the Venice Coastal Zone Specific Plan.
3. Adopt the Findings of the Associate Zoning Administrator.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-1878-MND**.

**Staff:** Lourdes Green (213) 978-1318

## 5. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, December 16, 2015** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM  
LOS ANGELES, CALIFORNIA, 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. 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 three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at [APCWestLA@lacity.org](mailto:APCWestLA@lacity.org).