

COMMISSION MEETING AUDIO

**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

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
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 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