

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JANUARY 20, 2016, 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, 5, and 6.

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, approximately 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 – December 16, 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 and November 18, 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, Laurette Healy, CLU

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. [APCW-2014-4703-SPE-SPP-PAB-PAD-CDP](#)

CEQA: ENV-2014-4704-ND

Council District: 11 – Bonin

Plan: Venice

Expiration Date: 1-20-16

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on October 5, 2015

Location: 2, 4, 6, 8, 10 E. WASHINGTON BOULVEVARD (Legally described as Short Line Beach Subdivision NO. 3, Block 25, Lot 2)

Proposed project:

Determination of a Deemed-to-be-Approved Conditional Use status for the sale of a full line of alcohol for onsite consumption within an existing two-story 3,096 square-foot restaurant and bar (The Venice Whaler), the legalization of an existing 754 square-foot outdoor patio and to permit the sale of alcohol in the patio area, and the legalization of an existing takeout window.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration No. ENV-2014-4704-ND for the above referenced project.
2. Pursuant to Section 11.5.7.F of the Municipal Code, a Specific Plan Exception from the Venice Coastal Zone Specific Plan, Ordinance 175,693; from Section 13.D to permit zero on-site parking spaces in lieu of the required 28 spaces for the legalization of an existing outdoor patio and takeout window.
3. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan.
4. Pursuant to Section 12.24 L of the Municipal Code, a Deemed-to-be-Approved Conditional Use status for the onsite sale and consumption of a full line of alcohol.
5. Pursuant to Section 12.24 M of the Municipal Code, a Plan Approval for the on-site sale and consumption of a full line of alcohol in an outdoor patio.
6. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit for the proposed project, within the dual-permit jurisdiction of the Coastal Zone.

APPLICANT: The Venice Whaler, LLC
Representative: Eddie Navarrette, Dafne Gokcen, F.E. Design

Recommended Action:

1. Adopt Negative Declaration No. **ENV-2014-4704-ND**.
2. Deny a Specific Plan Exception to permit zero parking spaces in lieu of the required 28 parking spaces.
3. Deny a Specific Plan Project Permit Compliance determination for a project within the Venice Coastal Zone Specific Plan, Ordinance No. 175,693.
4. Approve a Deemed-to-be-Approved Conditional Use Permit status for the sale of a full line of alcohol for onsite consumption within the existing 3,096 square-foot restaurant.
5. Deny a Plan Approval to allow the sale of a full line of alcohol beverages within a 684 square-foot outdoor patio.
6. Deny a Coastal Development Permit for the proposed project, within the dual-permit jurisdiction of the California Coastal Zone.
7. Adopt the Findings.

Staff: Kevin Jones (213) 978-1361

5. **AA-2014-2269-PMLA-CC-1A**

CEQA: ENV-2014-2270-CE
Related Case:
ZA-2014-2373-CDP-MEL-1A

Council District: 11 – Bonin

Plan: Venice

Expiration Date: 1-20-16 Extended

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 328 S. RENNIE AVENUE

Requested Action:

An appeal of the entire decision of the Deputy Advisory Agency in **approving** Preliminary Parcel Map No. AA-2014-2269-PMLA-CC for a one-lot subdivision for a maximum three-unit residential condominium conversion. Consideration of Categorical Exemption No. **ENV-2014-2270-CE**.

APPLICANT: Eric J. Smith

APPELLANT: Robin Rudisill, Lydia Ponce, Laddie Williams, David Ewing

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Deputy Advisory Agency in approving Preliminary Parcel Map No. AA-2014-2269-PMLA-CC for a one-lot subdivision for a maximum three-unit residential condominium conversion.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Find that the project is Categorically Exempt (**ENV-2014-2270-CE**).

Staff: Jose Carlos Romero-Navarro (818) 374-5037

6. [ZA-2014-2373-CDP-MEL-1A](#)
CEQA: ENV-2014-2270-CE
Related Case:
AA-2014-2269-PMLA-CC-1A

Council District: 11 – Bonin
Plan: Venice
Expiration Date: 1-20-16 Extended
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Location: 328 S. RENNIE AVENUE

Requested Action:

An appeal of the entire decision of the Associate Zoning Administrator in **approving** a Coastal Development Permit to allow a three-unit residential condominium conversion within the single permit jurisdiction area of the California Coastal Zone. Consideration of Categorical Exemption No. **ENV-2014-2270-CE**.

APPLICANT: Eric J. Smith

APPELLANT: Robin Rudisill, Lydia Ponce, Laddie Williams, David Ewing

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Associate Zoning Administrator in approving a Coastal Development Permit to allow a three-unit residential condominium conversion within the single permit jurisdiction area of the California Coastal Zone.
3. Adopt the Findings of the Associate Zoning Administrator.
4. Find that the project is Categorically Exempt (**ENV-2014-2270-CE**).

Staff: Jose Carlos Romero-Navarro (818) 374-5037

7. 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, February 3, 2016** 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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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.