

COMMISSION MEETING AUDIO

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 16, 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

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**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](#) [DIR-2015-363-BSA-1A](#)

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – March 2, 2016

**3. [DIR-2015-2817-DRB-SPP-1A](#)
CEQA: ENV-2015-2818-CE**

Council District: 5 – Koretz
Plan: Westwood
Expiration Date: 3-16-16
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1000 S. GAYLEY AVENUE

Requested Action:

An appeal of the Director of Planning's Conditional approval of a Project Permit Compliance and Design Review pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code (LAMC). Consideration of Categorical Exemption No. **ENV-2015-2818-CE**.

APPLICANT: Tri-West Enterprises LLC
Representatives: Mike Trifunovich, Josh Trifunovich
APPELLANT: Maurice Meyers, Gayley Properties, LLC
Representative: Robert L. Glushon, Luna & Glushon

Recommended Action:

1. Deny the appeal.
2. Sustain the Determination of the Director of Planning in approving Project Permit Compliance and Design Review approval for minor façade improvements and new signage.
3. Adopt the Findings of the Director of Planning.
4. Affirm that Categorical Exemption No. **ENV-2015-2818-CE** is adequate environmental clearance for the project.

Staff: Sheila Gershon (213) 978-1226

4. [ZA-2014-3552-ZV-1A](#) **Council District:** 5 – Koretz
CEQA: ENV-2014-3353-CE **Plan:** West Los Angeles
Expiration Date: 3-23-16 Extended
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10201 W. PICO BOULEVARD

Requested Action:

An appeal of the Associate Zoning Administrator's approval of a Zone Variance pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B from: Section 14.4.10-A,1 to allow the replacement of three existing wall signs with three new wall signs with a total sign area of 1,512 square feet in lieu of the maximum 961 square feet permitted; Section 14.4.10-A,5 to allow a total sign area of 6,364 square feet for all wall and pole signs along the Pico Boulevard frontage, in lieu of the maximum sign area of 5,800 square feet; and Section 14.4.10-D,2 to allow the proposed wall signs to project up to 3 feet from the face of the building in lieu of the maximum 2 feet permitted. Consideration of Categorical Exemption No. **ENV-2014-3353-CE**.

APPLICANT: John Candreva, Twentieth Century Fox Film Corp.
Representative: John J. Parker, Pacific Crest Consultants
APPELLANT: Hugh Kinsellagh

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Associate Zoning Administrator in approving a Zone Variance to allow the replacement of three existing wall signs with three new wall signs.
3. Adopt the Findings of the Associate Zoning Administrator.
4. Affirm that Categorical Exemption No. **ENV-2014-3353-CE** is adequate environmental clearance for the project.

Staff: Theodore Irving (213) 978-1366

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: Not Provided
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: Not Provided
Appeal Status: Not further appealable to City Council

PUBLIC HEARING – Continued from the January 20, 2016 meeting.

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. Affirm that the project is Categorically Exempt No. **ENV-2014-2270-CE**.

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

7. [**ZA-2015-1473-CDP-1A**](#) **Council District:** 11 – Bonin
CEQA: ENV-2013-3872-ND **Plan:** Venice
Related Case: DIR-2016-527-MEL-1A **Expiration Date:** Not Provided
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the February 17, 2016 meeting.

Location: 1217 – 1219 S. CABRILLO AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve a Coastal Development Permit to allow a two-unit residential condominium, in conjunction with Preliminary Parcel Map No. AA-2013-3873-PMLA, located within the single permit jurisdiction area of the California Coastal Zone. Consideration of Negative Declaration No. **ENV-2013-3872-ND**.

APPLICANT: John Staff, J. Staff Architect
Representative: Justin Block, Law Offices of Block & Block
APPELLANT: Robin Rudisill, Manuel Katz, Stephen Pouliot, Brian Finney, Lydia Ponce, Mark Kleiman, Irv Katz, Sue Kaplan, George Gineris

Recommended Action:

1. Deny the appeal.
2. Sustain the actions of the Deputy Advisory Agency in approving, pursuant to Section 12.20.2 of the LAMC, a Coastal Development Permit to allow a two-unit residential condominium within the single permit jurisdiction area of the California Coastal Zone.
3. Adopt the Findings of the Deputy Advisory Agency and the Zoning Administrator.
4. Adopt Negative Declaration No. **ENV-2013-3872-ND**

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

8. [**DIR-2016-524-MEL-1A**](#) **Council District:** 11 – Bonin
CEQA: Not Provided **Plan:** Venice
Related Case: ZA-2015-1473-CDP-1A **Expiration Date:** Not Provided
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1217 – 1219 S. CABRILLO AVENUE

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: John Staff, J. Staff Architect

Representative: Justin Block, Law Offices of Block & Block

APPELLANT: Robin Rudisill, Manuel Katz, Stephen Pouliot, Brian Finney, Lydia Ponce, Mark Kleiman, Irv Katz, Sue Kaplan, George Gineris

Recommended Action:

1. Deny the appeal.
2. Sustain the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of three (3) Residential Units and construction of two (2) new Residential Units; finding that no affordable units exist at 1217 and 1219 Cabrillo Avenue and that the proposed development of two (2) new Residential Units is Categorically Exempt pursuant to Part 2.4.2 of the Interim Mello Act Administrative Procedures.

Staff: Kevin Jones (213) 978-1361

9. **APCW-2014-3142-SPE-SPP-CUB-ZV-CDP**

CEQA: ENV-2014-3143-MND-REC1

Council District: 11 – Bonin

Plan: Venice

Expiration Date: Not Provided

Appeal Status: Appealable to City Council

PUBLIC HEARING – June 1, 2015

Location: 3018, 3024 N. WASHINGTON BOULEVARD

Proposed Project:

Change of use of an office use (previously maintained as a retail use, medical marijuana dispensary) to a restaurant use and a 458-square-foot addition; resulting in a one-story, 1,454 square-foot restaurant and wine bar. The proposed restaurant is comprised of 558.5 square feet of Service Floor Area, providing 20 indoor seats and 15 outdoor seats, and will operate between the hours of 7:00 A.M. and 11:00 P.M. seven days a week.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2014-3143-MND-REC1** 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 11.B.3 to allow a Floor Area Ratio (FAR) of 0.93:1 in lieu of the maximum 0.5:1 FAR for restaurants in commercial zones.
3. Pursuant to Section 11.5.7.C of the Municipal Code, a Specific Plan Project Permit Compliance determination for compliance with the Venice Coastal Zone Specific Plan, Ordinance No. 175,693.
4. Pursuant to Section 12.24 W.1 of the Municipal Code, a Conditional Use Permit for the sale and onsite consumption of beer and wine.
5. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance from Section 12.21 A.19(c)(12)(ii), to allow 15 square feet of trash area within the front one-half of the lot.

6. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit for the proposed project, within the single-permit jurisdiction of the Coastal Zone.

APPLICANT: Bruno Bondanelli
Representative: Sheryl Brady

Recommended Action:

1. Deny a Specific Plan Exception to allow a Floor Area Ratio (FAR) of 0.93:1 in lieu of the maximum 0.5:1 FAR for restaurants in commercial zones.
2. Deny a Specific Plan Project Permit Compliance determination for a project within the Venice Coastal Zone Specific Plan, Ordinance No. 175,693.
3. Deny a Conditional Use Permit for the sale and onsite consumption of beer and wine.
4. Deny a Zone Variance to allow 15 square feet of trash area within the front one-half of the lot.
5. Deny a Coastal Development Permit for the proposed project, within the single-permit jurisdiction of the Coastal Zone.
6. Adopt the Findings.
7. Adopt Mitigated Negative Declaration No. **ENV-2014-3143-MND-REC1**.
8. Adopt the Mitigation Monitoring Plan for Mitigated Negative Declaration No. ENV-2014-3143-MND-REC1.

Staff: Kevin Jones (213) 978-1361

10. [**ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A**](#) **Council District:** 11 – Bonin
CEQA: ENV-2014-3008-MND **Plan:** Brentwood-Pacific Palisades
Expiration Date:
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 811 – 815 S. OCEAN FRONT WALK

Requested Action:

An appeal of the Associate Zoning Administrator's decision to approve: pursuant to LAMC Section 12.20.2, a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, on property located within the dual jurisdiction area of the Coastal Zone; pursuant to LAMC Section 12.24W, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone; and pursuant to LAMC Section 11.5.7.C, a Project Permit Compliance Review for the construction of a three-story, 35-foot in height, approximately 11,147 square-foot, mixed-use building containing a ground-level 2,691 square-foot restaurant, two upper-floor residential dwelling units, and a subterranean parking level providing a total of 36 on-site parking spaces; all within the Venice Coastal Zone Specific Plan, and; consideration of Mitigated Negative Declaration No. **ENV-2014-3008-MND** as the environmental clearance for the Project. (A Zone Variance from Municipal Code Section 12.21-A,5 to allow deviations in the design of parking facilities in conjunction with the provision of 36 on-site parking spaces was dismissed).

APPLICANT: 811 Ocean Front Walk LLC, Gary Sutter, Vera Sutter
Representative: John Reed, Reed Architectural Group, Inc.

APPELLANT: POWER, Bill Przylucki, Robin Rudisill, Mark Kleiman, Gabriel Ruspini,
Todd Darling, Lydia Ponce, Sue Kaplan, George Gineris, Laddie Williams

Recommended Action:

1. Deny the appeal.
2. Sustain the Associate Zoning Administrators decision to approve: pursuant to LAMC Section 12.20.2, a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, on property located within the dual jurisdiction area of the Coastal Zone.
3. Adopt the Findings of the Associate Zoning Administrator.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-3008-MND**.

Staff: Jonathan Hershey (213) 978-1318

11. 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, April 6, 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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