

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, AUGUST 16, 2017 AFTER 4:30 P.M.  
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> FLOOR, ROLL CALL ROOM  
LOS ANGELES, CA 90064**

Esther Margulies, President  
Vacant, Vice President  
Joseph W. Halper, Commissioner  
Michael Newhouse, Commissioner  
Lisa Waltz Morocco, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

Cecilia Lamas, Commission Executive Assistant  
[apcwestla@lacity.org](mailto:apcwestla@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

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

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.**

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. **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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCWESTLA@lacity.org](mailto:APCWESTLA@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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 90<sup>th</sup> 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 – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

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

1. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Election of Officers

B. Advance Calendar

C. Commission Requests

D. Approval of Meeting Minutes – May 17, 2017, July 5, 2017, July 19, 2017

E. **Consideration of the Proposed Revisions to the West Los Angeles Area Planning Commission Rules and Operating Procedures (Motion Required)**

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **ZA-2017-179-CUB-1A**  
CEQA: ENV-2017-180-CE  
Plan Area: Westwood

Council District: 5 - Koretz  
Last Day to Act: 08-22-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1099 Westwood Boulevard

**PROPOSED PROJECT:**

Addition of a microbrewery to an existing restaurant in conjunction with the sale and dispensing of a full line of alcoholic beverages for on-site consumption. The project would include 4,458 square feet of interior space with 165 seats and 808 square feet of exterior space with 54 seats. The proposed hours of operation are 11:00 a.m. to 2:00 a.m., Monday through Friday and 7:00 a.m. to 2:00 a.m., Saturday and Sunday.

**APPEAL:**

An appeal of the Zoning Administrator's determination to approve Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant and microbrewery and associated Categorical Exemption, Case No. ENV-2017-180-CE, as the environmental clearance for the project.

**Applicant:** Artisanal Brewers Collective, LLC Cary Berger

**Appellant:** Steven D. Sann

**Staff:** Oliver Netburn, City Planning Associate  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

Fernando Tovar, Associate Zoning Administrator

5. [ZA-2015-4330-ZV-1A](#)  
CEQA: ENV-2014-3918-MND-REC1  
Plan Area: Bel Air-Beverly Crest  
Related cases: ZA-2015-4334-ZV-1A;ZA-2015-4336-ZV-1A

Council District: 5 - Koretz  
Last Day to Act: 08-23-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 800 North Tortuoso Way

**PROPOSED PROJECT:**

Construction of a new single- family dwelling with three kitchens: a main kitchen, a staff kitchen and a basement kitchen, in the RE20-1-H-HCR Zone.

**APPEAL:**

An appeal of the Zoning Administrator's determination pursuant to Charter Section 562 and Los Angeles Municipal Code Section (LAMC) 12.27-B, to approve a Zone Variance from LAMC Section 12.07.01-A, 1 to permit two kitchens in a single-family dwelling in lieu of one, otherwise permitted in the RE20-1-H-HCR Zone, and an appeal of the addendum to the Mitigated Negative Declaration, ENV-2014-3918-MND-REC1, as the environmental clearance for the project.

**Applicant:** The Park Bel Air Holdings, LLC  
Representative: Tony Russo

**Appellant:** The Bel-Air Association  
Representative: Daniel J. Love, President

**Staff:** Kenton Trinh, City Planning Associate  
[kenton.trinh@lacity.org](mailto:kenton.trinh@lacity.org)  
(213) 978-1290

David Weintraub, Associate Zoning Administrator

6. [ZA-2015-4334-ZV-1A](#)  
CEQA: ENV-2014-3918-MND-REC1  
Plan Area: Bel Air-Beverly Crest  
Related cases: ZA-2015-4330-ZV-1A; ZA-2015-4336-ZV-1A

Council District: 5 - Koretz  
Last Day to Act: 08-23-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 788 North Tortuoso Way

**PROPOSED PROJECT:**

Construction of a new single- family dwelling with three kitchens: a main kitchen, a staff kitchen and a basement kitchen, in the RE20-1-H-HCR Zone.

**APPEAL:**

An appeal of the Zoning Administrator's determination pursuant to Charter Section 562 and Los Angeles Municipal Code Section (LAMC) 12.27-B, to approve a Zone Variance from LAMC Section 12.07.01-A, 1 to permit two kitchens in a single-family dwelling in lieu of one, otherwise permitted in the RE20-1-H-HCR Zone, and an appeal of the addendum to the Mitigated Negative Declaration, ENV-2014-3918-MND-REC, as the environmental clearance for the project.

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[kenton.trinh@lacity.org](mailto:kenton.trinh@lacity.org)  
(213) 978-1290

David Weintraub, Associate Zoning Administrator

7. [ZA-2015-4336-ZV-1A](#) Council District: 5 - Koretz  
CEQA: ENV-2014-3918-MND-REC1 Last Day to Act: 08-23-17  
Plan Area: Bel Air-Beverly Crest  
Related cases: ZA-2015-4330-ZV-1A; ZA-2015-4334-ZV-1A

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 780 North Tortuoso Way

**PROPOSED PROJECT:**

Construction of a new single- family dwelling with three kitchens: a main kitchen, a staff kitchen and a basement kitchen, in the RE20-1-H-HCR Zone.

**APPEAL:**

An appeal of the Zoning Administrator’s determination pursuant to Charter Section 562 and Los Angeles Municipal Code Section (LAMC) 12.27-B, to approve a Zone Variance from LAMC Section 12.07.01-A, 1 to permit two kitchens in a single-family dwelling in lieu of one otherwise permitted in the RE20-1-H-HCR Zone, and an appeal of the addendum to the Mitigated Negative Declaration, ENV-2014-3918-MND-REC, as the environmental clearance for the project.

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David Weintraub, Associate Zoning Administrator

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on 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 at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, September 6, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> FLOOR, ROLL CALL ROOM  
LOS ANGELES, CA 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCWestla@lacity.org](mailto:APCWestla@lacity.org).