

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JULY 18, 2018 AFTER 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064**

Esther Margulies, President
Michael Newhouse, Vice President
Lisa Waltz Morocco, Commissioner
Heather Rozman, Commissioner
Adele Yellin, Commissioner

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

Cecilia Lamas, Commission Executive Assistant
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.**

Written submissions are governed by Rule 4.3 of the West Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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.**

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) 978-1299 or by e-mail at 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 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "West Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Items of interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – June 20, 2018

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [DIR-2017-3549-CDP-SPP-1A](#)
CEQA: ENV-2017-3551-CE
Plan Area: Venice – Oxford Triangle

Council District: 11 – Bonin
Last Day to Act: 07-28-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2905 North Washington Boulevard

PROPOSED PROJECT:

The change of use from 992 square feet of retail use (ground floor) and 445 square feet of storage area (mezzanine) to 1,437 square feet of restaurant use within an existing commercial building. The resulting restaurant will be 5,692 square feet with 224 seats. The project also involves a conditional use permit for onsite sales and consumption of a full line of alcoholic beverages with hours of operation from 6:00 a.m. to 2:00 a.m. daily. The project adds 1,171 square feet of new Service Floor Area. The existing commercial building will maintain 57 parking spaces and provide 20 new parking spaces.

APPEAL:

An appeal of the Planning Director's determination:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1, Category 1) and Section 15332 (Class 32), as the environmental clearance for the project;
2. To approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the project; and
3. To approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project located in the Venice Coastal Zone Specific Plan area.

Applicant: Mario Guddemi, The Washington Group LLC
Representative: Evette Gonzalez, Azure Development, Inc.

Appellants: Celia Williams and Margaret Molloy

Staff: Jeff Khau, City Planning Assistant
jeff.khau@lacity.org
(213) 978-1346

6. [ZA-2017-3550-CUB-1A](#)
CEQA: ENV-2017-3551-CE
Plan Area: Venice – Oxford Triangle

Council District: 11 – Bonin
Last Day to Act: 07-28-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2905 North Washington Boulevard

PROPOSED PROJECT:

The change of use from 992 square feet of retail use (ground floor) and 445 square feet of storage area (mezzanine) to 1,437 square feet of restaurant use within an existing commercial building. The resulting restaurant will be 5,692 square feet with 224 seats. The project also involves a conditional use permit for onsite sales and consumption of a full line of alcoholic beverages with hours of operation from 6:00 a.m. to 2:00 a.m. daily. The project adds 1,171 square feet of new Service Floor Area. The existing commercial building will maintain 57 parking

spaces and provide 20 new parking spaces.

APPEAL:

An appeal of the Zoning Administrator's determination:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1, Category 1) and Section 15332 (Class 32), as the environmental clearance for the project; and
2. To approve, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use to permit the sale of a full line of alcoholic beverages for onsite consumption for a 5,692 square-foot restaurant with 224 interior seats, with operating hours from 6:00 a.m. to 2:00 a.m. daily.

Applicant: Mario Guddemi, The Washington Group LLC
Representative: Evette Gonzalez, Azure Development, Inc.

Appellants: Celia Williams and Margaret Molloy

Staff: Jeff Khau, City Planning Assistant
jeff.khau@lacity.org
(213) 978-1346

Theodore Irving, Associate Zoning Administrator

7. [DIR-2017-2670-CDP-MEL-1A](#)
CEQA: ENV-2017-4279-CE
Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17642 West Tramonto Drive

PROPOSED PROJECT:

The construction of a new 5,607 square-foot, two-story single-family dwelling with attached garage, plus a 3,467 square-foot basement, swimming pool, spa, decks, retaining walls, two detached accessory buildings, and a haul route for the export of approximately 4,000 cubic yards of soil.

APPEAL:

An appeal of the Planning Director's determination:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303 (New Construction), Class 3, Section 15032, Class 32 (In-Fill Development Projects) and Article III, Class 3, Category 1 and 6, of the City CEQA Guidelines, as the environmental clearance for the project;
2. To approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the project; and
3. Pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review for the demolition and construction of one residential unit in the Coastal Zone.

Applicant: Saied Kashani
Representative: Tony Crest, Real Russo Estate

Appellants: Abbott Krieger
Representative: John A. Henning Jr.

Staff: Alexander Truong, City Planning Assistant
alexander.truong@lacity.org
(213) 473-9769

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, August 1, 2018** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd 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.