

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, AUGUST 15, 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 – August 1, 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-2017-1895-CDP-MEL-1A](#)
CEQA: ENV-2017-1896-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: N/A
Continued from: 06-20-18

PUBLIC HEARING HELD

PROJECT SITE: 685 East Westminster Avenue

PROPOSED PROJECT:

Interior and exterior renovations, and the conversion (change of use) of a two-story, 12,311 square-foot church into a two-story, 11,760 square-foot single-family dwelling with a rooftop deck and attached four-car garage.

APPEAL:

An appeal of the March 28, 2018 Planning Director's determination to:

1. Determine that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and 15303, and City CEQA Guidelines Article III, Section 1, Class 1, Category 1 and Class 3, Category 1, as the environmental clearance for the project.
2. Approve, pursuant to the Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the project; and
3. Approve, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the project.

Applicant: 685 Westminster Holdings LLC
Representative: Robert Thibodeau

Appellants: Celia Williams, Margaret Malloy, Beth Allyn, Miguel Bravo and Lydia Ponce

Staff: Juliet Oh, City Planner
juliet.oh@lacity.org
(213) 978-1186

6. [ZA-2017-3654-CUB-ZAD-DRB-SPP-1A](#)
CEQA: ENV-2017-3655-CE
Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Bonin
Last Day to Act: 08-25-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 11777 West San Vincente Boulevard

PROPOSED PROJECT:

Renovation and expansion of an existing 7,077 square feet restaurant, "Katsuya," with 203 square feet of exterior patio space. The proposed project involves the addition of 2,205 square feet of interior space and 553 square feet of exterior space on the patio. The renovated restaurant's total square footage will consist of 9,282 square feet of interior space with seating for 264 patrons and 756 square feet of exterior space with seating for 37 patrons. The project proposes to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption and to provide shared parking of 204 parking stalls in lieu of 216 required spaces. The project also involves interior and exterior alterations, including a new trellis on the outdoor

patio and a new business identification wall sign.

APPEAL:

An appeal of the May 25, 2018, Zoning Administrator's determination to:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and Section 15303, and the City's CEQA Guidelines Article III, Section I, Class 5, Category 23, Class 11, Category 1, and Class 1, Category 5, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the expansion of the existing restaurant resulting in 9,282 square feet of interior space with seating for 264 patrons and 756 square feet of exterior space with seating for 37 patrons; and
3. Approve, pursuant to Los Angeles Municipal Code Sections 11.5. 7 and 16.50, a Project Permit Compliance and Design Review from the San Vicente Scenic Corridor Specific Plan and Design Review Board for the project.

Applicant: Cameron Schmitt, Katsuya USA, LLC;
Representative: Jonathan Lonner, Burns and Bouchard

Appellant: Brentwood Community Council

Staff: Alissa Gordon, City Planning Associate
alissa.gordon@lacity.org
(213) 978-1456

Theodore Irving, Associate Zoning Administrator

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, September 5, 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.