

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, MARCH 20, 2019 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**

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

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Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, 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.**

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](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.

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 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – January 16, 2019

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. [ZA-2015-629-CDP-ZV-ZAA-SPP-MEL-1A](#)  
CEQA: ENV-2015-630-ND  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: 03-31-19  
Continued from: 01-16-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 417 South Ocean Front Walk

**PROPOSED PROJECT:**

The change of use of a 15,659 square-foot, four-story, 32-unit Apartment House into an Apartment Hotel comprised of two (2) dwelling units and 30 guest rooms. The project includes interior improvements to remove the kitchens from 30 dwelling units and no exterior improvements are proposed.

The Commission may consider, pursuant to CEQA Guidelines Section 15074(b), based on the whole of the administrative record, including the Negative Declaration, No. ENV-2015-630-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

**APPEAL:**

An appeal of the October 9, 2018, Zoning Administrator’s determination to deny:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance from LAMC Section 12.10, to allow the use and maintenance of an Apartment Hotel, comprised of two dwelling units and 30 guest rooms in the R3-1 Zone, and pursuant to LAMC Section 12.21-C.6, waive the required loading space;
2. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the project;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to maintain a nonconforming front and rear yard setback of 0 feet and side yard setbacks of 3 feet 6 inches; and
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for a Project within the North Venice Subarea of the Venice Coastal Zone Specific Plan.

**Applicant/ Appellant:** Carl Lambert, Venice Suites LLC  
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

**Staff:** David Weintraub, Associate Zoning Administrator

6. [ZA-2017-4643-MCUP-1A](#)  
CEQA: ENV-2017-4642-CE  
Plan Area: Brentwood - Pacific Palisades  
Related Cases: ZA-2018-1316-MPA;  
ZA-2018-1320-MPA;  
ZA-2018-1321-MPA

Council District: 11 – Bonin  
Last Day to Act: 03-20-19  
Continued from: 01-16-19  
02-06-19  
02-20-19  
03-06-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11819 West Wilshire Boulevard

**PROPOSED PROJECT:**

The sale and dispensing of beer and wine for on-site consumption in conjunction with six (6) restaurants within an existing shopping center in the [Q]C4-1L-CDO Zone. The proposed hours

of operation are from 10:30 a.m. to 10:00 p.m. daily.

The Commission may consider, based on the whole of the administrative record, that the project is exempt from CEQA, pursuant to State CEQA Guidelines, Section 1, Class 1, Category 22 and Class 5, Category 23 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPEAL:**

An appeal of Condition No. 15 in the November 19, 2018, Zoning Administrator’s determination which approved, pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with six (6) restaurants within an existing shopping center in the [Q]C4-1L-CDO Zone.

Condition No. 15 states:

- 15. Parking shall be provided in conformance to the L.A.M.C. including parking attendants pursuant to Section 12.21 A,5(h) if tandem parking is provided. No variance from the parking requirements has been granted herein.

**Applicant:** Jeffrey Appel, United El Segundo Inc. /Rapid Gas Inc.  
Representative: Terri Dickerhoff, CGR Development

**Appellant:** Michelle Bisnoff, Brentwood Community Council

**Staff:** Fernando Tovar, Associate Zoning Administrator

- 7. [APCW-2018-3556-SPE-CU-DRB-SPP](#)  
CEQA: ENV-2018-3557-CE  
Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Bonin  
Last Day to Act: 03-20-19  
Continued from: 03-06-19

**PUBLIC HEARING**– Completed December 20, 2018

**PROJECT SITE:** 11677 West San Vicente Boulevard

**PROPOSED PROJECT:**

Change of use from two retail tenant spaces into one health club, tenant improvements, and new signage.

**REQUESTED ACTIONS:**

- 1. Pursuant to CEQA Guidelines, Section 15301, an Exemption from CEQA pursuant to CEQA Guidelines, Sections 15301 and 15311, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, an Exception from the San Vicente Scenic Corridor Specific Plan to permit zero parking spaces in lieu of the 31 additional parking spaces required for the proposed change of use from retail to health club;
- 3. Pursuant LAMC Section 12.24 W.27, a Conditional Use Permit to allow a health club within a Mini-Shopping Center to operate between the hours of 5:00 a.m. to 9:00 p.m. Monday to Thursday, 5:00 a.m. to 8:00 p.m. Friday, and 7:00 a.m. to 2:00 p.m. Saturday and Sunday; and

4. Pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review for a project within the San Vicente Scenic Corridor Specific Plan and Design Review for exterior remodeling that includes a new entry location, a new business identification wall sign and window signs.

**Applicant:** Jennifer Brown, Barry's Bootcamp  
Representative: Justin Mahramas, Montgomery Clark Advisors

**Staff:** Alex Truong, Planning Assistant  
[alexander.truong@lacity.org](mailto:alexander.truong@lacity.org)  
(213) 473-9769

8. [ZA-2017-4512-ZV-1A](#) Council District: 11 – Bonin  
CEQA: ENV-2017-4513-CE Last Day to Act: 03-20-19  
Plan Area: Brentwood - Pacific Palisades Continued from: 03-06-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11461 West Sunset Boulevard

**PROPOSED PROJECT:**

The installation of a new 76.5 square-foot wall-mounted identification sign for an existing hotel.

The Commission may consider, pursuant to State CEQA Guidelines, Section 15305 and Class 5, Category 23 of the City CEQA Guidelines; and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPEAL:**

An appeal of the December 7, 2018, Zoning Administrator's determination to deny, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance to permit a 76.5 square-foot wall-mounted identification sign not otherwise allowed in the R4 and RE15 zones.

**Applicant/**

**Appellant:** Efrem Harkham, EH Summit, Inc.  
Representative: James Pugh, Sheppard Mullin Richter & Hampton, LLP

**Staff:** 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, April 3, 2019** 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

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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. 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).