

**WEST LOS ANGELES AREA PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**WEDNESDAY, MAY 15, 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

Vincent P. Bertoni, AICP, Director  
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

James K. Williams, Commission Executive Assistant II  
[apcwestla@lacity.org](mailto:apcwestla@lacity.org)  
(213) 978-1300

**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.

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

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – March 20, 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**

- 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.
- 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-2018-3137-BSA-1A](#)**

CEQA: N/A  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: 4-3-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 15 East Paloma Avenue

**PROPOSED PROJECT:**

The issuance of a Certificate of Occupancy, dated August 25, 1967, for a 58-unit Apartment House, prohibiting short-term rentals and transient occupancy.

**APPEAL:**

An appeal of the January 3, 2019 Planning Director’s determination to deny an appeal of the determination of the Department of Building and Safety (LADBS) concerning the issuance of a Certificate of Occupancy, dated August 25, 1967, for a 58-unit apartment House, prohibiting short term rentals/transient occupancy (Hotel) in the existing five-story residential building on the subject property.

**Applicant/**

**Appellant:** Lance Jay Robbins, Paloma Partnership  
Representative: Thomas A. Nitti, Law Offices of Thomas A. Nitti

**Staff:** David Weintraub, Associate Zoning Administrator  
[david.weintraub@lacity.org](mailto:david.weintraub@lacity.org)  
(213) 978-1318

- 6. [ZA-1958-14560-PA1-1A](#) Council District: 5 – Koretz  
CEQA: ENV-2018-1127-CE Last Day to Act: 5-27-19  
Plan Area: West Los Angeles

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 10460 West Pico Boulevard

**PROPOSED PROJECT:**

Plan Approval to review the applicant’s compliance with and effectiveness of the conditions imposed under ZA-14560 for the existing 1.93-acre Rancho Park Drill Site, including the installation and operation of an emissions control device, and continued operation of generators and micro turbines.

The Commission may consider an Exemption from CEQA based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section State CEQA Guidelines, Article 19, Sections 15301 (Class 1 ), 15303 (Class 3), 15308 (Class 8), 15311 (Class 11 ), and 15321 (Class 21 ), and City CEQA Guidelines, Article 111, Section 1, Class 1-Category 1, Class1-Category 22, Class 3-Category 4, Class 11-Category 6, Class 21-Category 2, and there is no substantial evidence demonstrating that an exception.

**APPEAL:**

- A partial appeal of the February 27, 2019 Zoning Administrator’s determination to approve:
1. A Zoning Administrator’s Approval of Plans to review the applicant’s compliance with and the effectiveness of the conditions imposed under ZA-14560 and subsequent Plan Approvals for the continued operation of the oil drill site; and
  2. A Zoning Administrator’s Approval of Plans to permit the modification of Condition No. 43 to permit the installation and operation of four small-scale micro turbines generators for the handling of produced natural gas at the subject site. Specifically, Condition No. 8, which states: An annual inspection report shall be generated and sent to the Zoning and Petroleum administrators listing the inventory of equipment on site, any repair work, and/or maintenance done to keep the equipment in good conditions at all times. The first annual inspection report shall be submitted within 45 days of the anniversary of this determination.

**Applicant:** Hillcrest Beverly Oil Corporation  
Representative: E & B Natural Resources Management Corporation

**Appellant:** Scott Silver  
Representative: Michael Salman

**Staff:** Connie Chauv, City Planning Associate  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
(213) 978-0016

7. **APCW-2018-693-SPE-SPP-CDP-CUB**

CEQA: ENV-2018-694-CE  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: 5-22-19  
Continued from: 4-17-19

**PUBLIC HEARING** – Completed on April 1, 2019

**PROJECT SITE:** 1602, 1604, 1608 and 1610 South Pacific Avenue

**PROPOSED PROJECT:**

An addition and tenant improvements to an existing 850 square-foot restaurant (135 square-foot Service Floor area) comprised of the expansion into the adjacent 1,324 square-foot restaurant (650 square-foot Service Floor area) resulting in a 2,322 square-foot restaurant (619 square-foot Service Floor area), a new covered, 166 square-foot outdoor dining patio with a retractable awning that extends less than five feet from the structure and the on-site sale and consumption of a full line of alcoholic beverages.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15301 and 15331, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Venice Coastal Zone Specific Plan to allow zero parking spaces in lieu of the required three parking spaces for a new 166 square-foot outdoor patio dining area;
3. Pursuant to LAMC Section 11.5.7.C, a Project Permit Compliance for a project within the Venice Coastal Zone Specific Plan;
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a new outdoor patio dining area and tenant improvements to combine two existing restaurants resulting in a 2,322 square-foot restaurant, within the single-permit jurisdiction of the Coastal Zone; and
5. Pursuant to LAMC Section 12.24-W.1, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a 2,322 square-foot restaurant and 166 square-foot outdoor patio dining area, containing 48 indoor seats and 20 outdoor seats.

**Applicant:** Sam Trude, The Great White Partners Venice LLC  
Representative: Natalie Kazanjian, Natalie Kazanjian Architect, Inc.

**Staff:** Ira Brown, City Planning Associate  
[ira.brown@lacity.org](mailto:ira.brown@lacity.org)  
(213) 978-1453

8. [APCW-2018-7163-ZC](#)  
CEQA: ENV-2018-7164-CE  
Plan Area: West Los Angeles

Council District: 11 – Bonin  
Last Day to Act: 5-25-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2146 South Colby Avenue

**PROPOSED PROJECT:**

Zone Change from R3-1 multiple family residential to C2 -1 commercial, in conjunction with the change of use of an existing 660 square-foot single-family residential building to an office use, on a 5,300 square-foot lot. The project does not include any new construction or demolition.

**REQUESTED ACTIONS:**

1. Consideration of an Exemption from CEQA pursuant to State CEQA Guidelines, Section 15301, Class 1 and Section 15303, Class 3, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change of a 5,300 square-foot lot from R3-1 residential to C2-1 commercial, in conjunction with the change of use of an existing 660 square-foot single-family residential building to an office use.

**Applicant:** David A. Cooper, Co-Trustee, Shelley Family Trust  
Representative: Jelena Erceg

**Staff:** Zuriel Espinosa, City Planning Associate  
[zuriel.espinosa@lacity.org](mailto:zuriel.espinosa@lacity.org)  
(213) 978-1249

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