

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JUNE 7, 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  
Marian Merritt, Vice President  
Joseph W. Halper, Commissioner  
Michael Newhouse, Commissioner  
Lisa Waltz Morocco, Commissioner

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

Harold Arrivillaga, Commission Executive Assistant I  
(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.**

**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. Advance Calendar

B. Commission Requests

C. Approval of the Minutes – September 7, 2016, October 5, 2016, November 16, 2016, and December 7, 2016.

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-2016-2090-CDP-CU-CUB-SPP-1A**

CEQA: ENV-2016-2091-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 06-07-17

Continued from: 05-17-17

**PUBLIC HEARING** – Held on May 17, 2017

**PROJECT SITE:** 1711 South Lincoln Boulevard

**PROPOSED PROJECT:**

The demolition of a detached garage and workshop, and the construction of a 2-car carport, a 794 square-foot addition to an existing one-story restaurant building for a total floor area of 3,326 square-feet and a maximum building height of 13-feet 6-inches in the [Q]C2-1-CDO Zone within the single-permit jurisdiction of the Coastal Zone.

**REQUESTED ACTIONS:**

Adoption of Revised Findings and Conditions of Approval and consideration of Categorical Exemption, pursuant to Class 32, Article III, Section 1, of the City CEQA Guidelines, as the environmental clearance for the project.

**Applicant:** Rob Lissner  
Representative: Allen Sanford, Venice Music Group, LLC

**Appellant:** Rob Lissner  
Representative: Elisa Paster, Glaser Weil, LLP

**Staff:** Lakisha Hull, City Planner  
[lakisha.hull@lacity.org](mailto:lakisha.hull@lacity.org)  
(213) 978-1319

Theodore Irving, Associate Zoning Administrator

5. [ZA-2016-2962-CUB-1A](#)  
CEQA: ENV-2016-2963-CE  
Plan Area: Westwood

Council District: 5 - Koretz  
Last Day to Act: 06-21-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 10959 West Kinross Avenue

**PROPOSED PROJECT:**

The sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C4-2D-O Zone.

**APPEAL:**

1. An appeal of the Zoning Administrator's determination to approve a Conditional Use for sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with a proposed restaurant, pursuant to Los Angeles Municipal Code Section 12.24-W,1; and
2. An appeal of the Categorically Exemption from environmental review, issued pursuant to Section 1, Class 5, Category 34 of the City CEQA Guidelines, as the environmental clearance for the project

**Applicant:** Amirabbas Rahimi Khoshavaz, D-One Enterprise  
Representative: Sherrie Olson, Permits and License Resource Center, LLC

**Appellant:** Steven D. Sann

**Staff:** Nicholas Ayars, City Planning Associate  
[nicholas.ayars@lacity.org](mailto:nicholas.ayars@lacity.org)  
(213) 202-5438

Aleta James, Associate Zoning Administrator

6. [DIR-2015-4374-BSA-1A](#)  
CEQA: N/A  
Plan Area: Brentwood – Pacific Palisades

Council District: 11 - Bonin

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 684 North Firth Avenue

**PROPOSED PROJECT:**

A new two-story single-family dwelling with an attached garage over a basement and two retaining walls 10-feet in height in the RE15-1-H.

**APPEAL:**

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.26-K., an appeal of the Planning Director's determination to deny an appeal of the Department of Building and Safety determination in issuing Permit Nos. 14010-10000-00565 and 14010-10000-00505 for the project.

**Applicant:** Evan Cole  
Representative: Neill Brower/Ben Reznick, Jeffer Mangels Butler & Mitchell

**Appellant:** Lawrence and Diedre Gordon  
Representative: John B. Murdock, Attorney at Law

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

David Weintraub, Associate Zoning Administrator

7. **DIR-2016-2770-CDP-SPP-MEL-1A**

CEQA: ENV-2016-2769  
Plan Area: Venice  
Related Case: ZA-2016-2771-ZAA

Council District: 11 - Bonin  
Last Day to Act: 07-05-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 127 West Via Marina

**PROPOSED PROJECT:**

The construction of a four-story, approximately 4,784 square-foot single-family dwelling with an attached three-car garage over a subterranean basement on an approximately 3,150 square-foot lot in dual-permit jurisdiction of the Coastal Zone.

**APPEAL:**

1. An appeal, in part, of the Planning Director's determination to approve a Coastal Development Permit for the project, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal, in part, of the Planning Director's determination to approve a Project Permit Compliance Review for the Project within the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.7-C;
3. An appeal of the Mello Act Compliance Determination for the Project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; and
4. An appeal of the Categorically Exemption from environmental review, issued pursuant to Section 1, Class 3, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project.

**Applicant:** Kevin Smith  
Representative: Peter Elias, Quality Mapping Services

**Appellants:** Earl Goldstein, et al

**Staff:** Jeff Khau, City Planning Associate  
[jeff.khau@lacity.org](mailto:jeff.khau@lacity.org)  
(213) 978-1346

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, June 21, 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).