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 online 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**  
Council District: 11 – Bonin  
CEQA: ENV-2017-1896-CE  
Last Day to Act: N/A  
Plan Area: Venice  
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](mailto:juliet.oh@lacity.org)  
(213) 978-1186

6. **ZA-2017-3654-CUB-ZAD-DRB-SPP-1A**  
Council District: 11 – Bonin  
CEQA: ENV-2017-3655-CE  
Last Day to Act: 08-25-18  
Plan Area: Brentwood – Pacific Palisades

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 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.