

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 18, 2018
Henry Medina West L.A. Parking Enforcement Facility
11214 W. Exposition Boulevard, Second Floor, Roll Call Room
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order by Commission President, Esther Margulies at 4:44 p.m. with Commissioners Newhouse and Waltz Morocco present.

Commissioner Rozman was absent.

Also in attendance were Jonathan Hershey, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Cecilia Lamas, Commission Executive Assistant, Rafael Vega, Senior Administrative Assistant, Jason Wong, Senior Administrative Assistant, and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Jonathan Hershey, Senior City Planner made the following announcement:

On April 11, 2018 the Permanent Supportive Housing Ordinance was adopted by City Council and it is effective May 28, 2018.
- Advance Calendar:
Commissioner Margulies stated she would be absent for the West Los Angeles Area Planning Commission meeting of May 2, 2018.
- Commission Requests:
There were no requests from the Commission.
- Approval of the Minutes:
Commissioner Newhouse moved to approve the minutes of March 21, 2018. The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

Moved: Newhouse
Second: Waltz Morocco
Ayes: Margulies
Absent: Rozman

Vote: 3 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

One speaker requested to address the Commission during public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2017-2170-ELD-CDP-SPR-1A

CEQA: ENV-2017-2171-CE

Plan Area: Brentwood- Pacific Palisades

Council District: 11 - Bonin

Last Day to Act: 04-25-18

PUBLIC HEARING HELD

SITE AREA: 1525 and 1533 North Palisades Drive;
17310 and 17320 West Vereda De La Montura

IN ATTENDANCE:

Henry Chu, Associate Zoning Administrator, representing the Planning Department; Ben Reznik, Jeffer Mangels and Kevin K. MaDonnell, Butler & Mitchell LLP, applicant's representatives; Robert T. Flick, appellant, Robert L. Glushon, Esq., Luna & Glushon, appellant's representative; Jonathan Klar, Attorney at Law, appellant; Len Nguyen, representing the Office of Councilmember Bonin.

MOTION:

Commissioner Newhouse put forth the actions below in conjunction with the approval of the following project:

The construction of a four-story, 64,646 square-foot Eldercare Facility with 82 guest rooms comprised of a combination of Assisted Living Care and Alzheimer's/Dementia Care Housing

located in the single-permit jurisdiction area of the California Coastal Zone.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Article III, Section 1, Class 32 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;
2. Deny the appeal and sustain the Director of Planning's determination to approve a Coastal Development Permit, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC); and pursuant to Section 16.05 LAMC, a Site Plan Review in the single-permit jurisdiction of the California Coastal Zone for the project;
3. Adopt the Conditions of Approval as modified by the Commission,; and
4. Adopt the Findings.

The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

Moved: Newhouse
Second: Waltz Morocco
Ayes: Margulies
Absent: Rozman

Vote: 3 - 0

MOTION PASSED

The Commission recessed at 8:12 p.m. and re-convened at 8:22 p.m. with Commissioners Margulies, Newhouse and Waltz Morocco present.

ITEM NO. 6

DIR-2016-2214-CDP-MEL-1A
CEQA: ENV-2016-2215-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING HELD

SITE AREA: 2416 South Frey Avenue

IN ATTENDANCE:

Kenton Trinh, City Planning Associate and Juliet Oh, City Planner, representing the Planning Department; Ben Buckley, applicant's representative; Ramsey Daham, applicant's architect; and Robin Rudisill, appellant's representative.

MOTION:

Commissioner Margulies put forth the actions below in conjunction with the approval of the following project:

The demolition of an existing 939 square-foot one-story single-family dwelling and construction of a new 3,027 square-foot two-story single-family dwelling with an attached two-car garage and rooftop deck.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Section 15303 and Article III, Section 1, Class 3, Category 1, and Sections 15331 and 15332 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;
2. Grant in part and sustain in part the Planning Director's determination to approve a Coastal Development Permit, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC); and a Mello Act Review, pursuant to Government Code Sections 65590 and 65590.1 for the project;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the Findings as amended by the Commission.

The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

Moved: Margulies
Second: Waltz Morocco
Ayes: Newhouse
Absent: Rozman

Vote: 3 - 0

MOTION PASSED

ITEM NO. 7

DIR-2016-3107-CDP-MEL-1A

CEQA: ENV-2016-3108-CE

Plan Area: Brentwood- Pacific Palisades

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING HELD

SITE AREA: 405 North Puerto Del Mar

IN ATTENDANCE:

Jeff Khau, City Planning Associate, Juliet Oh, City Planner, representing the Planning Department; and Ben Eilenberg, Esq, applicant's representative.

MOTION:

Commissioner Newhouse put forth the actions below in conjunction with the approval of the following project:

The demolition of a single-family dwelling and the construction, use, and maintenance of a new 12,418 square-foot single-family dwelling with a 3,678 square-foot habitable basement, a 1,671 square-foot accessory dwelling unit, 2,060 square feet of garage area, a deck, and an indoor swimming pool.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant Section 15303, City CEQA Guidelines Article III, Section 1, Class 3, Category

- 1, and Section 15332, Class 32;; and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Planning Director's determination to approve a Coastal Development Permit, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC); and a Mello Act Review, pursuant to Government Code Sections 65590 and 65590.1 for the project;
3. Adopt the Conditions of Approval including Staff's Technical Modification dated April 18, 2018; and
4. Adopt the Findings.


The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

Moved: Newhouse
Second: Waltz Morocco
Ayes: Margulies
Absent: Rozman

Vote: 3 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 10:10 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission

Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES

MAY 02 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE