

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, September 5, 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, Michael Newhouse at 4:34 p.m. with Commissioners Margulies, Waltz Morocco and Yellin present.

Commissioner Rozman was on a planned absence.

Also in attendance were, Debbie Lawrence, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Rocky Wiles, City Planner; Cecilia Lamas, Commission Executive Assistant; and Marcos Godoy, Commission Office Staff.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Director's Report:** Debbie Lawrence, Senior City Planner reported on the following items of interest:
 - On August 28, 2018, the Westside Community Plan Update team hosted a Planning 101 Training in the Palms area at the Winward School in Mar-Vista. The team provided an overview of the CPU process and identified opportunities for outreach.
 - Debbie Lawrence, Senior City Planner, provided an update for Commissioner Margulies regarding California Coastal Commission actions for certain property addresses.
 - The California American Planning Association Awards. The City of Los Angeles has received several awards for "Excellence".
- **Advance Calendar:** Commissioner Waltz Morocco stated she will be in attendance for the meeting of October 17, 2018.
- **Commission Requests:** There were no requests from the Commission.
- **Approval of the Minutes:** Commissioner Margulies moved to approve the minutes of August 15, 2018. The motion was seconded by Commissioner Newhouse and the vote proceeded as follows:

Moved: Margulies
Second: Newhouse

Ayes: Yellin, Waltz Morocco
Absent: Rozman

Vote: 4 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

There was one speaker who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There was one speaker who addressed the Commission during reconsiderations.

ITEM NO. 5

ZA-2018-453-CUB-1A
CEQA: ENV-2018-454-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 10-01-18

PUBLIC HEARING HELD

PROJECT SITE: 1140 South Gayley Avenue

IN ATTENDANCE:

Henry Chu, Associate Zoning Administrator representing the Planning Department; Sandy Brown, Holmby Westwood Property Homeowners Association, appellant; Tocaya Organica, The Madera Group, applicant; Margaret Taylor, APEX LA and Benjamin M. Reznik, Jeffer Mangels Butler Mitchell, representing the applicant.

MOTION:

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

following project:

The sale and dispensing of beer and wine for on-site consumption in conjunction with a new 3,150 square-foot restaurant within an existing mixed-use building.

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, Section I, Class 5, Category 34, 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 Zoning Administrator's determination to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a new restaurant;
3. Adopt the Conditions of Approval; 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, Yellin
Absent: Rozman

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

DIR-2017-3809-BSA-1A

CEQA: N/A

Plan Area: Bel Air – Beverly Crest

Council District: 5 – Koretz
Last Day to Act: 09-22-18

PUBLIC HEARING HELD

PROJECT SITE: 1240 North Angelo Road

IN ATTENDANCE:

David Weintraub, Associate Zoning Administrator, representing the Planning Department; James Goldstein, appellant; Tom Stemnock, Alan Cade, Vladimir Elmanovich, Architect; Shallom Mallat, Civil Engineer and Steven Gallegos, appellant's representatives; Bruce Juliani, owner.

MOTION:

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

Proposed grading and construction of a single family dwelling, retaining wall, concrete deck, and outdoor swimming pool in the RE15-1H Zone.

1. Deny the appeal and sustain the Planning Director's determination, pursuant to Los Angeles Municipal Code (LAMC) Section 12.26 K, to deny an appeal from the determination by the Department of Building and Safety (LADBS), that it did not err or abuse its discretion in its issuance of Building Permit Nos. 14010-30001-03400, 14020-30001-02751, 15020-30001-02521, 14020-30001-02752, 14047-30001-01538, and 14030-30001-06607, all for the project; and
2. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

The Commission recessed the meeting at 6:11 p.m. and reconvened at 6:17 p.m. with Commissioners Margulies, Newhouse, Waltz Morocco and Yellin present.

ITEM NO. 7

DIR-2017-4130-CDP-1A
CEQA: ENV-2017-4134-CE
Plan Area: Venice

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

PUBLIC HEARING HELD

PROJECT SITE: 2334 South Frey Avenue

IN ATTENDANCE:

Jeff Khau, City Planning Associate and Juliet Oh, City Planner, representing the Planning Department; Richard Stanger, appellant; Sejon Ding, applicant and Patrick Winters, applicant's representative.

MOTION:

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

The remodel of and addition to an existing one-story 961 square-foot single-family dwelling resulting in a two-story 3,083 square-foot single-family dwelling with a roof deck and an attached two-car garage. The project provides a total of three parking spaces.

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Article III, Section 1, 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. Grant the appeal in part and deny the appeal in part;
 3. Sustain the Planning Director's determination to approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2 a Coastal Development Permit for the remodel of and addition to an existing one-story 961 square-foot single-family dwelling resulting in a two-story 3,083 square-foot single-family dwelling with a roof deck and an attached two-car garage;
 4. Adopt the Conditions of Approval as modified by the Commission; and
 5. Adopt the Findings.

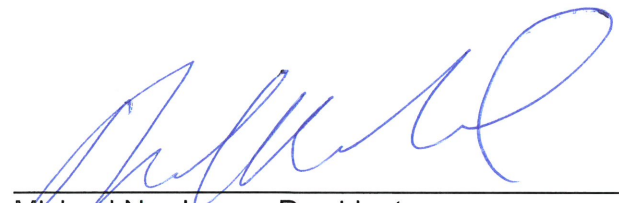
The motion was seconded by Commissioner Newhouse and the vote proceeded as follows:

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


Vote: 4 - 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 7:31 p.m.



Michael Newhouse, President
West Los Angeles Area Planning Commission



Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES
DEC 05 2018
CITY PLANNING DEPARTMENT
COMMISSION OFFICE