

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 2, 2014
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 HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commissioner Foster at 4:35 pm.

Commissioners present: Thomas Donovan, Joyce L. Foster, Joseph Halper, and Lisa Waltz Morocco

Commissioner absent: Erica Teasley Linnick

TAKEN OUT OF ORDER

2. COMMISSION BUSINESS

D. Election of Vice President

Motion: To elect Thomas Donovan to the office of Vice President

Moved:	Foster
Seconded:	Halper
Ayes:	Donovan and Waltz Morocco
Absent:	Linnick

Vote: 4 – 0

Vice President Donovan chaired the remainder of the meeting.

1. DEPARTMENT REPORT

The City Planning Department is half way to its goal to raise \$10,000 for the March of Dimes 2014 fundraising campaign. Copies of the Small Lot subdivision guidelines will be provided at the next Commission meeting. Seven community planning forums, Plan L.A., will be held throughout Los Angeles. One meeting will be held tonight from 6:00 to 9:00 at the Westwood United Methodist Church.

2. COMMISSION BUSINESS

- A. Advanced calendar – No changes
- B. Commission Requests – Commissioner Donovan requested information on how to agendize an item for a future meeting.
- C. Approval of the minutes from March 5, 2014

Motion: to approve the minutes from March 5, 2014.

Moved: Foster
Seconded: Halper
Ayes: Waltz Morocco and Donovan
Absent: Linnick

Vote: 4 – 0

**3. ZA 2013-1231-CDP-MEL-1A
CEQA: ENV 2013-1232-MND**

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 4/2/2014 extended
Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 19, 2014

PUBLIC HEARING

Location: 15225 West De Pauw Street

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve a Coastal Development Permit authorizing the construction, use, and maintenance of a single-family dwelling in the single permit

jurisdiction area of the California Coastal Zone; and to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV 2013-1232-MND as the environmental clearance for the project.

APPLICANT: Reza Akef
Representative: Same as applicant

APPELLANT: Sheryl Schey

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to APPROVE: a Coastal Development Permit authorizing the construction, use, and maintenance of a single-family dwelling in the single permit jurisdiction area of the California Coastal Zone.
3. **Adopt** the Findings.
4. **Sustain** the decision of the Zoning Administrator to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV 2013-1232-MND as the environmental clearance for the project;

Staff: Maya Zaitzevsky (213) 978-1416

Discussion:

The Zoning Administrator gave a summary issues discussed during the February 19th meeting and the submitted plans. The appellant spoke followed by the applicant. There were several speakers in support of the appeal and one speaker against the appeal. Representatives from the Building and Safety Department's Plan Check and Grading answered questions for the Commissioners. City Councilmember's staff spoke to the Commission. The appellant was allowed rebuttal time. The Commission closed the public hearing and discussed the case including visible sight lines from the Canyon, eliminating retaining walls that were not necessary to stabilize the site to allow for residential development, natural grades, and the lack of a completed set of plans, and concluded that the case should be remanded back to the Zoning Administrator.

Motion: To remand the case back to the Zoning Administrator for review of additional evidence, based on the 2006 natural grade, to be provided by the applicant.

Moved: Foster
Seconded: Halper
Ayes: Waltz Morocco and Donovan
Absent: Linnick

Vote: 4 - 0

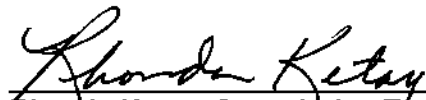
4. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:05 pm.



Thomas Donovan, Vice President



Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on May 7, 2014