

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 20, 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 President Thomas Donovan at 4:30 pm.

Commissioners present: Thomas Donovan, Michael Gazzano, and Esther Margulies

1. DEPARTMENTAL REPORT

The Senior City Planner welcomed the two new Commissioners to the board. The Venice Specific Plan was recently revised by a Director's Interpretation which was subsequently appealed to the City Planning Commission. The Housing Department and Planning Department had a good working session last week concerning our processes with Mello review cases. The City Planning Commission held Equity=Opportunity Day on August 14, 2014. There were approximately 200 attendees. Later, the City Planning Commission approved the first ever health element called the Plan for a Healthy Los Angeles. On August 19, 2014, PLUM approved an ordinance to transfer the Land Use Authority over from CRA.

2. COMMISSION BUSINESS

- A. Advance Calendar – no changes
- B. Commission Request - none
- C. Approval of the minutes from June 4, 2014 and July 16, 2014 tabled to the next regular meeting.

3. AA-2013-3231-PMLA-SL-1A

Incidental Case: ZA-2013-3232-ZAA
CEQA: ENV-2013-3233-MND

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 8/22/14
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 2478 Penmar Avenue

Proposed project: The proposed project involved a Small Lot subdivision including the Development of three single family residences.

Requested Action:

An appeal, pursuant to Los Angeles Municipal Code Section 17.06, of the Deputy Advisory Agency's approval of Parcel Map No. AA-2013-3231-PMLA-SL for a maximum of two lots and the construction of two single family dwellings in lieu of the requested three lots and three single family residences, as a Small Lot Subdivision.

APPLICANT: JKJ Partners, Inc
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

APPELLANT: Same as above

Recommended Action:

1. Deny the appeal.
2. Sustain the Deputy Advisory Agency's approval of Parcel Map No. AA-2013-3231-PMLA-SL for a maximum of two lots and the construction of two single family dwellings in lieu of the requested three lots and three single family residences, as a Small Lot Subdivision.
3. Adopt the Findings.
4. Adopt the environmental clearance Mitigated Negative Declaration ENV-2013-3233-MND.

Staff: Luciralia Ibarra (213) 978-1378

DISCUSSION:

Planning Staff gave a summary of the case and appeal points. The appellant's representative spoke, followed by the appellant. There was one speaker in support of the project. The City Councilmember's staff spoke in support of the Planner's decision. Public comment was closed and the Commission discussed the case.

Motion: To deny the appeal, sustain the Deputy Advisory Agency's approval of Parcel Map No. AA-2013-3231-PMLA-SL for a maximum of two lots and the construction of two single family dwellings in lieu of the requested three lots and three single family residences, as a Small Lot Subdivision, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV-2013-3233-MND.

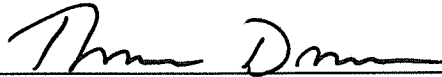
Moved: Donovan
Seconded: Gazzano
Ayes: Margulies
Absent: Halper and Waltz Morocco

Vote: 3 - 0

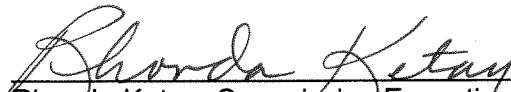
4. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 5:30 pm.



Thomas Donovan, President



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

Adopted on September 3, 2014