

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, September 17, 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 4:35 pm.

Commissioners present: Thomas Donovan, Joseph Halper, and Esther Margulies

Commissioners absent: Michael Gazzano and Lisa Waltz Morocco

1. DEPARTMENTAL REPORT

No report

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Request - none

C. Approval of the minutes from September 3, 2014

Motion: To approve the minutes from September 3, 2014.

Moved: Halper

Seconded: Margulies

Ayes: Donovan

Absent: Gazzano and Waltz Morocco

Vote: 3 – 0

3. ZA-2013-3987-ZAA-1A
CEQA: ENV-2013-3986-CE

Plan: Brentwood – Pacific Palisades

Council District: 11 - Bonin

Expiration Date: 9/29/14

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 710 North Napoli Drive

Requested Action:

An appeal of the decision of the Zoning Administrator to Approve pursuant to Los Angeles Municipal Code Section 12.28, an adjustment from Section 12.21-C,1(g) of the Municipal Code to permit the continued use and maintenance of an existing pedestrian gate within the public right-of-way; and of a new vehicular gate and pedestrian service gate within the required front yard setback of a single-family dwelling, which exceed the maximum 3-foot 6-inch height otherwise permitted, and the decision to adopt the action of the lead agency in issuing Categorical Exemption ENV-2013-3986-CE, as the environmental clearance for the project.

APPLICANT: Gendler Trust c/o Mann, Gelon, Clodney and Augenstein
Representative: Donnal Poppe

APPELLANT: The California Riviera Home Owner's Association, Jennifer Porter,
President
Representative: Bruce M. Lorman, Law Offices of Bruce M. Lorman

Recommended Action:

1. Deny the appeal.
2. Sustain the decision of the Zoning Administrator to approve an adjustment from Section 12.21-C,1(g) of the Municipal Code to permit the continued use and maintenance of an existing pedestrian gate within the public right-of-way; and of a new vehicular gate and pedestrian service gate within the required front yard setback of a single-family dwelling, which exceed the maximum 3-foot 6-inch height otherwise permitted.
3. Adopt the Findings.
4. Find the environmental clearance Categorical Exemption ENV2013-3986-CE.

Staff: Lourdes Green (213) 978-1318

DISCUSSION:

The Zoning Administrator gave a brief summary of the case. The appellant's representative spoke, followed by the applicant's representative. There were two speakers in support of the appeal and one speaker against the appeal. Both the applicant's representative and the appellant's representative were allowed rebuttal time. The Commission discussed the case at length.

Motion: To grant the appeal, overturn the decision of the Zoning Administrator to approve an adjustment from Section 12.21-C,1(g) of the Municipal Code to permit the continued use and maintenance of an existing pedestrian gate within the public right-of-way; and of a new vehicular gate and pedestrian service gate within the required front yard setback of a single-family dwelling, which exceed the maximum 3-foot 6-inch height otherwise permitted, adopt the revised Findings, and to not find the environmental clearance Categorical Exemption ENV2013-3986-CE.

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

Vote: 3 – 0

The Commission recessed for five minutes.

Item No. 1, Department Report, reopened.

Shana Bonstin, Senior City Planner, reported the following:

1. On September 10, 2014, the PLUM Committee approved the LAX Sign District Ordinance.
2. On September 11, 2014, the Westfield Century City plan project proposed modifying their 2009 approval reducing the residential floor area and the height of the residential tower.
3. On September 13-16, 2014, the American Planning Association California Conference was held in Anaheim, CA. The City of Los Angeles won two first place awards for the Downtown Cornfield Arroyo Seco project and the Small Lot Design Guidelines.

4. DIR-2013-4118-SPP-1A

Related Case: ZA-2014-277-CDP

CEQA: ENV-2013-4117-CE

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 10/13/14

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1511 Abbot Kinney Boulevard

Proposed project: A Specific Plan Project Permit Compliance Review to permit the conversion/change of use of the first and second floor of an existing three-story, 4281-square-foot Artist-in-Residence (AIR) building. The first floor will contain 1,036 square feet of retail area with the remainder being used for parking. The second floor will contain 1,323 square feet of retail space. A 1,106-square-foot AIR unit will remain on the third floor.

Requested Action:

Appeal of the Director of Planning's Conditional Approval of the Project Permit Compliance pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Simon Lavi, Lionhead Global No. LLC

APPELLANT: James Murez

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Specific Plan Project Permit Compliance Review to permit the conversion/change of use of the first and second floor of an existing three-story, 4281-square-foot Artist-in-Residence (AIR) building.

3. **Adopt** Categorical Exemption No. ENV-2013-4117-CE.

Staff: Gregory Shoop (213) 978-1243

DISCUSSION:

The City Planner gave a brief summary of the case. The appellant spoke, followed by the applicant's representative. There was one speaker in support of the appeal, one speaker against the appeal, and one speaker with general comments. Both the applicant's representative and appellant were allowed rebuttal time. City Councilmember's staff spoke to the Commission. The Commission discussed the case at length.

Motion: To Deny the appeal, sustain the Determination of the Director of Planning in approving a Specific Plan Project Permit Compliance Review to permit the conversion/change of use of the first and second floor of an existing three-story, 4281-square-foot Artist-in-Residence (AIR) building, and adopt Categorical Exemption No. ENV-2013-4117-CE.

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

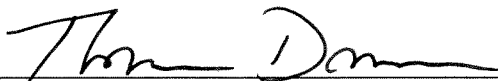
Vote: 2 – 1

The motion was not passed unanimously resulting in a failure to act. Case No. DIR-2013-4118-SPP-1A will be continued to October 1, 2014 in accordance with the West Los Angeles Area Planning Commission Rules and Operating Procedures Rule No. 31.

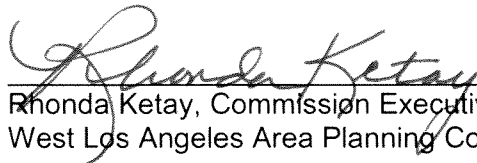
5. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:40 pm.



Thomas Donovan, President



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

Adopted on October 1, 2014