

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, December 3, 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, Esther Margulies, Marian Merritt, and Lisa Waltz Morocco

1. DEPARTMENTAL REPORT

The Planning Department fiscal year 2015-2016 Budget finalized on November 21, 2014 and submitted to the Mayor's Office titled The long view planning for 2035. There were several promotions within the City Planning Department, including Faisal Robles to Principal Planner over-seeing West, Coastal, Harbor, and South. There was a GEO Team meeting with updates from the Code Study Section. Draft EIR completed for the Martin Expo Town Center.

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Halper will not be present at the December 17, 2014 meeting.

B. Commission Request - none

3. DIR-2008-4174-DRB-SPP-M1-1A

Related Cases: DIR-2008-4174-DRB-SPP
DIR-2008-4174-DRB-SPP-1A
CEQA: ENV-2008-4175-CE

Plan: Brentwood-Pacific Palisades
Council District: 11 - Bonin
Expiration Date: 12/7/14
Appeal Status: Not further Appealable

PUBLIC HEARING REQUIRED

Location: 11906-11920 West San Vicente Boulevard

Proposed project: A Modification of a Design Review and Project Permit Compliance Determination to amend Condition No. 8, involving the basement floor of the previously approved: construction of a one-story commercial building, the exterior renovation of an existing one-story commercial building, new landscaping, and a sign program.

Requested Action:

An appeal of the Director of Planning's Modification of the Conditions of Approval of a Project Permit Compliance Determination pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Shirin Akhtarzad, 11906 San Vicente LLC

APPELLANT: Wendy-Sue Rosen, Brentwood Residents Coalition

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Director's Modification with clarified language to Condition No. 8.
3. **Adopt** the Findings.
4. **Find** that Categorical Exemption ENV-2008-4175-CE is the adequate environmental clearance for the project as recommended by City staff.

Staff: Kevin Jones (213) 978-1361

DISCUSSION:

Planning staff gave a summary of the case and appeal. The appellant's representative spoke, followed by the applicant's representative. There were two speakers in support of the appeal. Rebuttal by the applicant's representative and appellant's representative. City Councilmember's staff spoke to the Commission. The Commissioners discussed the case at length.

Motion: To grant the appeal, overturn the Director's Modification with clarified language to Condition No. 8, with Findings as discussed, and do not find that Categorical Exemption ENV-2008-4175-CE is the adequate environmental clearance for the project as recommended by City staff.

Moved: Halper
Seconded: Donovan
Ayes: Merritt and Waltz Morocco
Nays: Margulies

Vote: 4 - 1

4. **APCW-2014-364-SPE-SPP-CDP**
CEQA: ENV-2014-0365-MND

Plan: Venice-Marina Peninsula sub area
Council District: 11 - Bonin
Expiration Date: 12/5/14
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON SEPTEMBER 29, 2014

Location: 21 Voyage Street

Proposed project: To permit the conversion of a recreation room into a third dwelling unit, within an existing duplex, on a lot that is approximately 3,412 square feet (including one-half the alley); the lot area of each dwelling unit would be approximately 1,137 square feet.

Requested Action:

1. Pursuant to Section 21082.(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration ENV-2014-0365-MND for the above referenced project.
2. Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the Venice Coastal Zone Specific Plan, Ordinance 175,693, as follows:
 - A. From Section 10.D. to allow three dwelling units in lieu of the maximum two dwelling units on R3-zoned lots and to allow a lot area of approximately 1,137 square feet per dwelling unit in lieu of the minimum lot area of 1,200 square feet per dwelling unit.
 - B. From Section 13.D. to allow a total of six parking spaces: two for each dwelling unit, in lieu of providing a total of seven required parking spaces: two for each dwelling unit and one guest parking space.
3. Pursuant to Section 11.5.7.C of the Municipal code, a **Specific Plan Project Permit Compliance** determination for compliance with the Venice Coastal Zone Specific Plan Ordinance 175,693.
4. A **Coastal Development Permit** for the proposed project.

APPLICANT: James Ramras
Representative: Henry Ramirez

Recommended Action:

1. **Disapprove** Mitigated Negative Declaration ENV-2014-0365-MND.
2. **Disapprove** a **Specific Plan Exception** to allow three dwelling units in lieu of the permitted two dwelling units.
3. **Disapprove** a **Specific Plan Exception** to permit six onsite vehicle parking spaces in lieu of the required six residential parking spaces and one guest parking space.
4. **Disapprove** a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. **Disapprove** a **Coastal Development Permit** for the proposed project.
6. **Adopt** the Findings.

Staff: Kevin Jones (213) 978-1361

DISCUSSION:

Planning staff gave a summary of the case. The applicant's representative spoke, followed by City Councilmember's staff. The Commission discussed the case.

Motion: To disapprove Mitigated Negative Declaration ENV-2014-0365-MND, disapprove a Specific Plan Exception to allow three dwelling units in lieu of the permitted two dwelling units, disapprove a Specific Plan Exception to permit six onsite vehicle parking spaces in lieu of the required six residential parking spaces and one guest parking space, disapprove a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan, disapprove a Coastal Development Permit for the proposed project, and adopt the Findings.

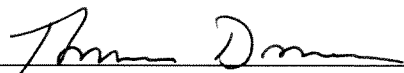
Moved: Halper
Seconded: Waltz Morocco
Ayes: Margulies, Merritt, and Donovan

Vote: 5 – 0

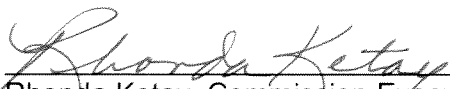
5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:30 pm.



Thomas Donovan, President



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

Adopted on January 7, 2015