

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 19, 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 4:43 pm.

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

Commissioner absent: Lisa Waltz Morocco

1. DEPARTMENTAL REPORT

The Mobility Plan 2035 will be going before the City Planning Commission on November 20, 2014. Commissioner Donovan requested a copy of the Mobility Report.

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Request - none

C. Approval of the minutes from November 5, 2014 and corrected minutes from October 15, 2014.

Motion: To approve the corrected minutes from October 15, 2014.

Moved: Halper

Seconded: Margulies

Ayes: Donovan

Absent: Waltz Morocco

Vote: 3 – 0

Motion: To approve the minutes from November 5, 2014.

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

Vote: 3 - 0

3. **AA-2014-581-PMLA-SL-1A**
CEQA: ENV-2014-582-MND

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 11/19/14 extended
Appeal Status: Not further Appealable

CONTINUED FROM NOVEMBER 5, 2014

PUBLIC HEARING

Location: 1740 South Penmar Avenue

Proposed Project: The proposed project involves a Small Lot Subdivision for the development of two small lot single-family dwellings.

Requested Action:

An appeal, pursuant to Los Angeles Municipal Code Section 17.54, of the entire decision of the Advisory Agency's approval of Parcel Map No. AA-2014-581-PMLA-SL for a maximum of two small lots and the construction, use, and maintenance of two small lot single-family dwellings.

APPLICANT: James Henrie, Verum Ventures, LLC.
Representative: Brian Silveira, Brian Silveira & Associates

APPELLANT: Michael Stenger

Recommended Action:

1. **Deny** the appeal.
2. **Adopt** Mitigated Negative Declaration ENV-2014-582-MND pursuant to CEQA Guidelines Section 15074.
3. **Sustain** the decision of the Deputy Advisory Agency for the approval of two small lots in conjunction with the development of two small lot single-family homes pursuant to LAMC Section 17.53 and Ordinance No. 176,354.
4. **Sustain** the decision of the Deputy Advisory Agency for an adjustment pursuant to LAMC Section 17.53-J to allow for a reduced lot area of 2,897 square feet in lieu of the required 3,000 square feet.
5. **Adopt** the Findings.

6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Heather Bleemers (213) 978-0092

DISCUSSION:

Planning staff presented a summary of the case. The appellant's representative spoke, followed by the applicant's representative. There were several speakers in support of the appeal and two speakers against the appeal. The applicant's representative and the appellant's representative were given rebuttal time. City Councilmember's staff spoke to the Commission.

Motion: To deny the appeal, adopt Mitigated Negative Declaration ENV-2014-582-MND pursuant to CEQA Guidelines Section 15074, sustain the decision of the Deputy Advisory Agency for the approval of two small lots in conjunction with the development of two small lot single-family homes pursuant to LAMC Section 17.53 and Ordinance No. 176,354, approve the decision of the Deputy Advisory Agency for an adjustment pursuant to LAMC Section 17.53-J to allow for a reduced lot area of 2,897 square feet in lieu of the required 3,000 square feet, adopt the revised Findings and modified Conditions of Approval, advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring, advise the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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

Vote: 4 - 0

4. **ZA-2014-277-CDP-1A**
CEQA: ENV-2014-0278-CE

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 11/19/14 extended
Appeal Status: Further Appealable to the California Coastal Commission

PUBLIC HEARING

Location: 1511 South Abbot Kinney Boulevard

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 for a change of use and reduction in building size from a 3,820 square-foot Artist-in-Residence dwelling unit to a 3,465 square-foot building containing a 1,106 square-foot Artist-in-Residence dwelling unit and 2,359 square-foot commercial retail space, within an existing three-story building with an attached garage, located within the Single-Jurisdiction Area of the California Coastal Zone, and the Zoning Administrator's decision to adopt the action of the Lead Agency in issuing Categorical Exemption ENV-2014-0278-CE as the environmental clearance for this action.

APPLICANT: Simon Lavi
Representative: Shannon Nonn

APPELLANT: James Murez

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Coastal Development Permit for a change of use and reduction in building size from a 3,820 square-foot Artist-in-Residence dwelling unit to a 3,465 square-foot building containing a 1,106 square-foot Artist-in-Residence dwelling unit and 2,359 square-foot commercial retail space, within an existing three-story building with an attached garage, located within the Single-Jurisdiction Area of the California Coastal Zone.
3. **Adopt** the Findings.
4. **Find** Categorical Exemption ENV-2014-0278-CE as the environmental clearance for this action.

Staff: Albert Landini (213) 978-1318

DISCUSSION:

Planning staff presented a summary of the case. The appellant spoke, followed by the applicant's representative. The appellant was given rebuttal time and the applicant chose not to use his rebuttal time. The Commission discussed the case.

Motion: To grant the appeal, overturn the decision of the Zoning Administrator, adopt the revised Findings, and do not find ENV-2014-0278-CE as the environmental clearance for this action.

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

Vote: 2 – 2

This failure to act resulted in an automatic denial of the appeal and an affirmation of the action of the Zoning Administrator.

5. **ZA-2014-1111-CDP-1A**
CEQA: ENV-2014-1112-CE

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 11/23/14
Appeal Status: Further Appealable to the California Coastal Commission

PUBLIC HEARING

Location: 2404 South Boone Ave

Requested Action:

An appeal of the Zoning Administrator's decision to Approve, pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new single-family dwelling in the single permit jurisdiction area of the California Coastal Zone and the decision to adopt the action of the Lead Agency in issuing Categorical Exemption ENV-2014-1112-CE as the environmental clearance for the Project.

APPLICANT: Darren McClure
Representative: Robert Thibodeau, DU Architects

APPELLANT: Lydia Ponce and Pamela Anderson

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new single-family dwelling in the single permit jurisdiction area of the California Coastal Zone.
3. **Adopt** the Findings.
4. **Find** Categorical Exemption ENV-2014-1112-CE as the environmental clearance for this action.

Staff: Maya Zaitzevsky (213) 978-1318

DISCUSSION:

The Zoning Administrator gave a summary of the case and appeal. The appellant spoke, followed by the applicant's representative. There were three speakers in support of the appeal, one speaker against the appeal, and one speaker with general comments. Both the applicant's representative and the appellant were given rebuttal time. The Commission discussed the case.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator to approve a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new single-family dwelling in the single permit jurisdiction area of the California Coastal Zone, adopt the Findings, and find Categorical Exemption ENV-2014-1112-CE as the environmental clearance for this action.

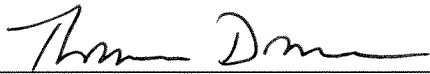
Moved: Halper
Seconded: Merritt
Ayes: Margulies and Donovan
Absent: Waltz Morocco

Vote: 4 – 0

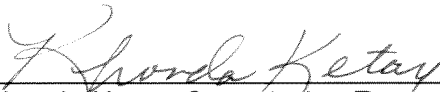
6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 10:00 pm.



Thomas Donovan, President



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

Adopted on January 7, 2015