

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 17, 2015
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 4:42 pm.

Commissioners present: Thomas Donovan, Joseph Halper, Esther Margulies

Commissioners absent: Marian Merritt, and Lisa Waltz Morocco

1. DEPARTMENTAL REPORT

No report

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Request – Commissioner Donovan would like a presentation on the west side Veteran's Administration land development.

C. Minutes of Meeting – June 3, 2015

Motion: To approve the minutes from June 3, 2015.

Moved: Margulies

Seconded: Halper

Ayes: Donovan

Absent: Merritt and Waltz Morocco

Vote: 3 – 0

3. **DIR-2014-3811-BSA-1A**

CEQA: N/A

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 7/9/15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 37 East Washington Boulevard

Requested Action:

An Appeal of the Director's Determination, pursuant to Municipal Code Section 12.26.K, to deny an appeal claiming that the Department of Building and Safety erred or abused its discretion in issuing Permit No. 13016-10000-10959 for a tenant improvement at an existing restaurant and cooler addition at the rear of the building within the loading area without considering that a change of use had occurred and without any regards to the elimination of required parking.

OWNERS: Claude A. Ruffalo and Loree M. Bates
Representative: Tina Choi

APPELLANTS: Myron Lieberman, Arlene Lieberman, David Feige, Dorothy Mountain, Dan Mountain, and Robin Rudisill

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator, on behalf of the Director of Planning, pursuant to Municipal Code Section 12.26.K, to deny an appeal claiming that the Department of Building and Safety erred or abused its discretion in issuing Permit No. 13016-10000-10959 for a tenant improvement at an existing restaurant and cooler addition at the rear of the building within the loading area without considering that a change of use had occurred and without any regards to the elimination of required parking.

Staff: Lourdes Green (213) 978-1318

DISCUSSION:

The Zoning Administrator gave a brief summary of the case and appeal points. The appellants spoke, followed by the applicant's representative. There was one speaker in support of the appeal. Rebuttal time was given to the applicant's representative and appellants. Public comment was closed and the Commission discussed the case at length.

Motion: To adopt the Findings of the Zoning Administrator, deny the appeal, and sustain the action of the Zoning Administrator, on behalf of the Director of Planning, pursuant to Municipal Code Section 12.26.K, to deny an appeal claiming that the Department of Building and Safety erred or abused its discretion in issuing Permit No. 13016-10000-10959 for a tenant

improvement at an existing restaurant and cooler addition at the rear of the building within the loading area without considering that a change of use had occurred and without any regards to the elimination of required parking.

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

Vote: 3 - 0

Regarding Items 4, 5, 6, 7, 8, 9, and 10:

Prior to hearing Items 4 through 10, the Commission President discussed the format to be used for testimony by the appellants, applicant's representative, and the public. The appellants and applicant's representative were given 15 minutes each to discuss the technical aspects of all seven cases. As each case was heard individually, both the appellants and the applicant's representative were given three minutes for testimony. Public speakers were heard after all seven cases had been presented. City Councilmember's staff addressed the Commission.

A motion to continue Item No. 9 was made (see Item No. 9 for the motion and vote).

Two motions were made for Item Nos. 4, 5, 6, 7, 8, and 10. The first motion was to deny the appeals and the Commission failed to vote unanimously. A second motion was made to grant the appeals but was amended to continue the cases (see Items 4 – 10 for the motion and vote).

4. DIR-2015-767-MEL-1A

Related cases: ZA-2014-3742-CDP	Plan: Venice
AA-2014-3739-PMLA-SL	Council District: 11 - Bonin
ENV-2014-3741-EAF	Appeal Status: Not further appealable

PUBLIC HEARING

Location: 728 Flower Avenue

Proposed project: A Mello Act Compliance Review for the demolition of three residential units and the construction of two new single-family dwellings.

Requested Action:

Appeals of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 728 Flower LLC, Howard Robinson

APPELLANTS: 1) Lydia Ponce
2) Robin Rudisill

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of three Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

Motion: To deny the appeals and sustain the Determination of the Director of Planning.

Moved: Margulies
Seconded: Donovan
Nay: Halper
Absent: Merritt and Walz Morocco

Vote: 2 – 1 motion failed

2nd motion: To grant the appeals – amended to continue the case to August 19, 2015.

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

Vote: 3 - 0

5. DIR-2015-1003-MEL-1A

Related cases: ZA-2014-4142-CDP	Plan: Venice
AA-2014-4140-PMLA-SL	Council District: 11 - Bonin
ENV-2014-4141-EAF	Appeal Status: Not further appealable

PUBLIC HEARING

Location: 337 and 339 South 6th Avenue

Proposed project: A Mello Act Compliance Review for the demolition of two residential units and the construction of two new single-family dwellings.

Requested Action:

Appeals of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 337 6th Avenue LLC, Howard Robinson

APPELLANTS: 1) Lydia Ponce
2) Robin Rudisill

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of two Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

Motion: To deny the appeals and sustain the Determination of the Director of Planning.

Moved: Margulies
Seconded: Donovan
Nay: Halper
Absent: Merritt and Walz Morocco

Vote: 2 – 1 motion failed

2nd motion: To grant the appeals – amended: to continue the case to August 19, 2015.

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

Vote: 3 - 0

6. DIR-2015-766-MEL-1A

Related cases: ZA-2014-3657-CDP
AA-2014-3655-PMLA-SL
ENV-2014-3536-EAF

Plan: Venice
Council District: 11 - Bonin
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 705 and 707 East Broadway

Proposed project: A Mello Act Compliance Review for the demolition two residential units and the construction of two new single-family dwellings.

Requested Action:

Appeals of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 705 Broadway LLC, Howard Robinson

APPELLANTS: 1) Lydia Ponce
2) Robin Rudisill

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of two Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

Motion: To deny the appeals and sustain the Determination of the Director of Planning.

Moved: Margulies
Seconded: Donovan
Nay: Halper
Absent: Merritt and Walz Morocco

Vote: 2 – 1 motion failed

2nd motion: To grant the appeals – amended to continue the case to August 19, 2015.

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

Vote: 3 - 0

7. DIR-2015-1064-MEL-1A

Related cases:	ZA-2014-3933-CDP	Plan: Venice
	AA-2014-3628-PMLA-SL	Council District: 11 - Bonin
	ENV-2014-3932-EAF	Appeal Status: Not further appealable

PUBLIC HEARING

Location: 657 East Flower Avenue

Proposed project: A Mello Act Compliance Review for the demolition of one residential unit and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: Janice Lansing Trust, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of one Residential Unit and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

Motion: To deny the appeal and sustain the Determination of the Director of Planning.

Moved: Margulies
Seconded: Donovan
Nay: Halper
Absent: Merritt and Walz Morocco

Vote: 2 – 1 motion failed

2nd motion: To grant the appeal – amended to continue the case to August 19, 2015.

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

Vote: 3 - 0

8. DIR-2015-1057-MEL-1A

Related cases: ZA-2014-3823-CDP
AA-2014-3821-PMLA-SL
ENV-2014-3822-EAF

Plan: Venice
Council District: 11 - Bonin
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 732 East Indiana Avenue

Proposed project: A Mello Act Compliance Review for the demolition of one residential unit and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 732 Indiana LLC, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of one Residential Unit and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

Motion: To deny the appeal and sustain the Determination of the Director of Planning.

Moved: Margulies
Seconded: Donovan
Nay: Halper
Absent: Merritt and Walz Morocco

Vote: 2 – 1 motion failed

2nd motion: To grant the appeal – amended to continue the case to August 19, 2015.

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

Vote: 3 - 0

9. DIR-2015-1059-MEL-1A

Related cases: ZA-2014-4261-CDP
AA-2014-4259-PMLA-SL
ENV-2014-4260-EAF

Plan: Venice
Council District: 11 - Bonin
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1011 and 1015 South 5th Avenue and 425 East Westminster Avenue

Proposed project: A Mello Act Compliance Review for the demolition of three residential units and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 1011 5th Avenue LLC, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of three Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

Motion: To continue the case to August 19, 2015.

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

Vote: 3 - 0

10. DIR-2015-1068-MEL-1A

Related cases:	ZA-2014-4253-CDP	Plan: Venice
	AA-2014-4252-PMLA-SL	Council District: 11 - Bonin
	ENV-2014-4254-EAF	Appeal Status: Not further appealable

PUBLIC HEARING

Location: 736 East Sunset Avenue

Proposed project: A Mello Act Compliance Review for the demolition of one residential unit and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 736 Sunset LLC, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of one Residential Unit and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

Motion: To deny the appeal and sustain the Determination of the Director of Planning.

Moved: Margulies
Seconded: Donovan
Nay: Halper
Absent: Merritt and Walz Morocco

Vote: 2 – 1 motion failed

2nd motion: To grant the appeal – amended to continue the case to August 19, 2015.

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

Vote: 3 - 0

11. DIR-2014-4490-CDO-1A

Related cases: DIR-2010-3087-CDO
DIR-2012-2139-CDO
CEQA: ENV-2014-4491-CE

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 6/17/15 extended
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 4063 South Del Rey Avenue

Proposed project: Community Design Overlay Plan Approval for the removal of an existing 45-foot monopole and replacement with a 66-foot wireless tower facility (including branches) to allow the applicant to co-locate and install additional support equipment inside a new 10' by 15' equipment area, which will be screened by a new 9'foot high block wall.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Community Design Overlay Plan Approval pursuant to Section 13.08 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Marilyn Warren, Reliant Land Services, Agent for Verizon

APPELLANT: Marilyn Warren, Reliant Land Services, Agent for Verizon

Recommended Action:

1. **Adopt** the Findings of Planning Staff.
2. **Deny** the appeal.
3. **Sustain** the Determination of the Director of Planning in approving a Community Design Overlay Plan Approval for the removal of an existing 45-foot monopole and replacement with a 66-foot wireless tower facility (including branches) to allow the applicant to co-locate and install additional support equipment inside a new 10' by 15' equipment area, which will be screened by a new 8-foot high block wall.
4. **Adopt** Categorical Exemption ENV-2014-4491-CE.

Staff: Harden A. Carter (213) 978-1175

DISCUSSION:

Planning staff presented their report. The appellant spoke, public comment was closed and the Commissioners discussed the case.

Motion: To adopt the Findings of Planning Staff, grant the appeal in part, sustain the Determination of the Director of Planning in approving a Community Design Overlay Plan Approval for the removal of an existing 45-foot monopole and replacement with a 66-foot wireless tower facility (including branches) to allow the applicant to co-locate and install additional support equipment inside a new 10' by 15' equipment area, which will be screened by a new 8-foot high block wall, subject to modified Conditions of Approval, and adopt Categorical Exemption ENV-2014-4491-CE.

Moved: Margulies
Seconded: Halper
Aye: Donovan
Absent: Merritt and Walz Morocco

Vote: 3 - 0

12. **PUBLIC COMMENT PERIOD**

No speakers.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 11:25 pm.



Thomas Donovan, President



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

Adopted on July 15, 2015