

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 19, 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 4:35 pm.

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

1. DEPARTMENTAL REPORT

The Mobility Plan was adopted by City Council on August 11, 2015.

2. COMMISSION BUSINESS

- A. Advance Calendar – no changes
- B. Commission Request – none
- C. Minutes of Meeting – August 5, 2015

Motion: To approve the minutes from August 5, 2015.

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

Vote: 5 - 0

ITEM NO. 9 TAKEN OUT OF ORDER.

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

CONTINUED FROM JUNE 17, 2015

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

DISCUSSION:

Housing Dept staff gave a synopsis of their research and documents obtained. The appellants spoke, followed by the applicant. There were several speakers in support of the appeal. Public comment was closed and the Commission discussed the case at length. Housing Dept staff recommended a change of 1015 South 5th Avenue to affordable income.

Motion: To grant the appeal and overturn 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, with the Commission finding that two low to moderate income units existed.

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

Vote: 5 - 0

3. **DIR-2015-767-MEL-1A**

Related cases: ZA-2014-3742-CDP
AA-2014-3739-PMLA-SL
ENV-2014-3741-EAF

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

CONTINUED FROM JUNE 17, 2015

PUBLIC HEARING

Location: 728 East 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

DISCUSSION:

Housing Dept staff gave a synopsis of their research and documents obtained. The appellants spoke, followed by a former tenant speaking in support of the appeal. The applicant's representative spoke, followed by several speakers in support of the appeal. City Councilmember's staff spoke. Rebuttal time was given to the applicant's representative and both appellants. Public comment was closed and the Commission discussed the case at length.

Motion: to continue the case to October 21, 2015.

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

Vote: 5 - 0

4. **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

CONTINUED FROM JUNE 17, 2015

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

DISCUSSION:

Housing Dept staff gave a synopsis of their research and documents obtained. The appellants spoke, followed by the applicant's representative. There were two speakers in support of the appeal. Public comment was closed and the Commission discussed the case at length.

Motion: To deny the appeals and 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.

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

Vote: 5 - 0

5. **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

CONTINUED FROM JUNE 17, 2015

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

DISCUSSION:

Housing Dept staff gave a synopsis of their research and documents obtained. The appellants spoke, followed by one speaker in support of the appeal. The applicant's representative spoke, followed by three speakers in support of the appeal. Rebuttal time was given to the appellants and applicant's representative. City Councilmember's staff spoke. Public comment was closed and the Commission discussed the case at length.

Motion: To deny the appeal and 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.

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

Vote: 5 - 0

6. 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

CONTINUED FROM JUNE 17, 2015

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

DISCUSSION:

Housing Dept staff gave a synopsis of their research and documents obtained. The appellants spoke, followed by the applicant's representative. There were three speakers in support of the appeal and one speaker with general comments. Rebuttal time was given to the applicant's representative and the appellants. Public comment was closed and the Commission discussed the case at length.

Motion: To deny the appeal and 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.

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

Vote: 5 – 0

7. 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

CONTINUED FROM JUNE 17, 2015

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

DISCUSSION:

Housing Dept staff gave a synopsis of their research and documents obtained. The appellants spoke, followed by the applicant's representative. There were several speakers in support of the appeal. Public comment was closed and the Commission discussed the case at length.

Motion: To deny the appeal and 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.

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

Vote: 5 - 0

8. **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

CONTINUED FROM JUNE 17, 2015

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

DISCUSSION:

Housing Dept staff gave a synopsis of their research and documents obtained. The appellants spoke, followed by the applicant's representative. There were several speakers in support of the appeal. Rebuttal time was given to the appellants and applicant's representative. Public comment was closed and the Commission discussed the case at length.

Motion: To deny the appeals and 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.

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

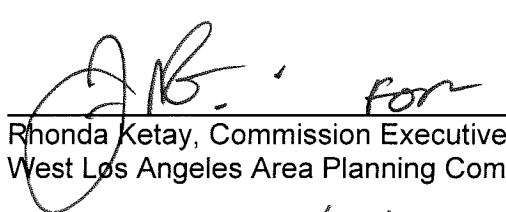
Vote: 5 - 0

10. PUBLIC COMMENT PERIOD

One speaker

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 10:06 pm.

Thomas Donovan, President


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

Adopted on

9/2/15