

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 20, 2016
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 planning.lacity.org.

The meeting was called to order by President Thomas Donovan at 4:42 pm.

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

1. DEPARTMENTAL REPORT

Theodore Irving, Zoning Administrator, updated the commission on the following points:
City Council

- June 26 – Passed a Draft Ordinance for the second dwelling units that will comply with the State AB1866.
- June 28 – Passed an Ordinance for extending the appeal period that will reduce the amount of extension request.

City Planning Activities

- June 23 – City Planning Commission discussed the Home Sharing Ordinance Affordable Housing Trust Fund.
- July 14 – City Planning Commission discussed and voted on changes to Baseline Mansionization Ordinance and Baseline Hillside Ordinance.
- Restructuring of the Planning Department and the new hires and promotion, and welcome addition of Kevin Keller as the Deputy Director of Planning Department.

The Senior Planner concluded his report by announcing his promotion as a Zoning Administrator, and he also inform the commission that Jae Kim will be taking his place as Senior Planner for the West Los Angeles Area Planning Commission.

2. COMMISSION BUSINESS

A. Advance Calendar:

The Zoning Administrator, Theodore Irving, stated that there was a request from the applicant to continue case no. DIR-20151-363-BSA-2A, 1834 & 1836 N. Old Ranch Road to a date that would be agreeable to the applicant and appellant. The commission stated that it will be voted by consent for the continuance once the written request have been received from the applicant and appellant..

B. Commission Requests:

ZA-2012-130-CDP-MEL, 16990-16700 West Sunset, was brought back to the table. Zoning Administrator, Theodore Irving, stated he spoke to the Zoning Administrator, Charlie Rausch, confirming the mail out of the determination letter. Several members of the public spoke.

C. Approval of Meeting

Motion:

To approve the minutes for June 15, 2016

Moved: Waltz Morocco

Seconded: Margulies

Ayes: Halper, Merritt and Donovan

Vote: 5 - 0

Motion:

To approve the minutes for July 6, 2016

Moved: Merritt

Seconded: Margulies

Ayes: Halper, Waltz Morocco, and Donovan

Vote: 5 - 0

3. NEIGHBORHOOD COUNCIL

There were no presentation given by a Neighborhood Council representative on any related items listed on July 20, 2016, agenda.

4. [DIR-2015-1282-DRB-SPP-1A](#)

CEQA: ENV-2015-1283-CE

Community Plan: Brentwood - Pacific Palisades

Council District: 11-Bonin

Expiration Date:

July 23, 2016

Appeal Status:

Not Further

Appealable

PUBLIC HEARING

LOCATION: 881 Alma Real Drive

Proposed Project:

Project Permit and Design Review Compliance denial for the installation of two wall signs, one on each of the two parapet faces of the subject building.

Requested Action:

An Appeal of the Director of Planning's Determination in denying a Project Permit Compliance and Design Review for the installation of two wall signs on two of the parapet faces of the subject building.

APPLICANT:

Eric S. Kroh

The Palisades Village Center Associates, LLC

APPELLANT:

Charlie Love Brooms and Molly Loves Peanut Butter, LLC

Representative: Jack Rubens, Esq. Sheppard, Mullin, Richter, Hampton, LLP

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Specific Plan Project Permit and Design Review Compliance for the installation of two wall signs as proposed on one each of two parapet façades of the subject building.
3. **Find that the project is** Categorically Exempt, No. ENV-2015-1283-CE, from the environmental review pursuant to Article III, Section 1 and Class 11, Category 1 of the City of Los Angeles CEQA Guidelines.

Planning Staff: Harden A. Carter (213) 978-117578

Discussion:

Planning Staff, Harden A. Carter presented the department's position in describing the installation of two wall signs. He reviewed the recommendation of the planning department, and provided information of how the signage did not comply with the City's regulations design review board guidelines. The commission asked questions regarding the report. The public comment period was opened. The appellant gave a power point presentation for the appeal. Detail questions were asked by the commission. The applicant was not available at the public hearing.

The appellant was give three (3) minutes to rebut. The planning staff announced a technical error in calculating the signage dimension, and width. The commission closed the public comment period, and to form a motion.

Motion:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Specific Plan Project Permit and Design Review Compliance for the installation of two wall signs as proposed on one each of two parapet façades of the subject building.
3. **Find that the project is** Categorically Exempt, No. ENV-2015-1283-CE, from the environmental review pursuant to Article III, Section 1 and Class 11, Category 1 of the City of Los Angeles CEQA Guidelines.
4. **Amend** the findings.

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

Vote: 4 - 1

5. [ZA-2014-4444-CDP-MEL-1A](#)

CEQA: ENV-2014-4445-MND

Community Plan: Brentwood – Pacific Palisades

Council District: 11-Bonin

Expiration Date: July 23, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

Location: 17475 West Revello Drive

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 to allow the relocation of a swimming pool/spa installation in conjunction with a hillside single-family dwelling located in the R1-1 Zone in the dual jurisdiction permit area of the California Coastal Zone, and a Mello Act Determination. Mitigated Negative Declaration No. ENV-2014-4445-MND was adopted as the environmental clearance for the project.

APPLICANT: Brenda Mestach
Representative: John J. Parker, Pacific Crest Consultants

APPELLANTS: Todd Sadow, Blake Mirkin, Jon Congdon, and Rudy Hirschman

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow the relocation of a swimming pool/spa installation in conjunction with a hillside single-family dwelling located in the R1-1 Zone in the dual jurisdiction permit area of the California Coastal Zone, and a Mello Act Determination
3. **Adopt** the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2014-4445-MND as the environmental clearance for the project.

Associate Zoning Administrator: David Weintraub (213) 978-3304

Discussion:

David Weintraub, Planning staff, gave a background description of the project. A chronological path of the various permits relating to the dwelling unit. The floor was opened to the commissioners to ask questions or expression of concerns by the commission.

The public comment period was opened, and the appellant expressed reason for the appeal. The applicant was allotted the same amount of time to speak regarding the project. Rebuttal time was given to both applicant and appellant, and the public comment period was closed.

The commission deliberated and a motion was constructed.

Motion:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow the relocation of a swimming pool/spa installation in conjunction with a hillside single-family dwelling located in the R1-1 Zone in the dual jurisdiction permit area of the California Coastal Zone, and a Mello Act Determination
3. **Adopt** the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2014-4445-MND as the environmental clearance for the project.

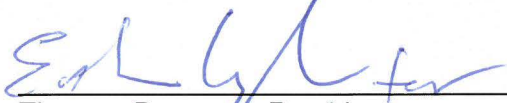
Moved: Waltz Morocco
Seconded: Margulies
Ayes: Merritt, Halper, and Donovan

Vote: 5 - 0

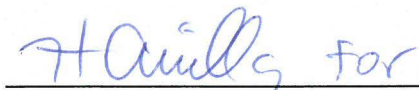
6. **PUBLIC COMMENT PERIOD**

There was one speaker for the public comment period.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:14P.M.



Thomas Donovan, President
West Los Angeles Area Planning Commission



Renee A. Glasco, Commission Executive Assistant I
West Los Angeles Area Planning Commission

ADOPTED

CITY OF LOS ANGELES

APR - 5 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**