

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 1, 2017
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 AUDIO RECORDING FOR THIS MEETING. AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order by Commission President Esther Margulies at 4:39 p.m. with Commissioners Joseph Halper, Marian Merritt, Michael Newhouse, and Lisa Waltz Morocco present.

Also in attendance were Oscar Medellin, Deputy City Attorney, Harold Arrivillaga Commission Executive Assistant, and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

There was no Director's Report.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
There were no changes.
 - B. Commission Requests
None.
 - C. Approval of the Minutes – August 3, 2016, August 17, 2016
Approval of the minutes was continued to the next meeting to make necessary corrections noted by the Commission.
 - D. Reconsideration Request of DIR-2014-4577-DRB-SPP-1A, 1101-1151 South Westwood Boulevard; 10911-10917 West Lindbrook Drive, and 10908 West Kinross Drive; Applicant Rima Bronte, Cal-American Corporation; Appellant Steven D. Sann; Item agendized for further discussion and potential vote for reconsideration pending the Area Planning Commission's jurisdiction over the matter.
The Commission allowed Steven D. Sann, appellant, 5 minutes to present his case and distributed a letter. Rocky Wiles then spoke on behalf of the Commission Office. There were no other public speakers, so the Commission discussed the merits of the presentation. The item was tabled to allow staff to confer with the City Attorney.
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Item No. 5 was taken out of order to consider a request to continue the matter.

ITEM NO. 5

[APCW-2014-2654-SPE-SPP-CDP-MEL](#)

CEQA: ENV-2014-2655-MND

Plan Area: Westchester – Venice

Council District: 11 - Bonin

Last Day to Act: 03-24-17

PUBLIC HEARING - Completed December 15, 2014

PROJECT SITE: 27 - 29 East Lighthouse Street

The Commission was advised that the applicant is requesting a continuation to July 5, 2017.

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission meeting of July 5, 2017. Commissioner Waltz Morocco seconded the motion.

The vote proceeded as follows:

Moved: Margulies

Seconded: Waltz Morocco

Ayes: Halper, Merritt, and Newhouse

Vote: 5 – 0

MOTION PASSED

Item No. 4 was taken out of order to consider a request to continue the matter.

ITEM NO. 4

Commissioner Newhouse recused himself due to his participation as a Board Member in the Venice Neighborhood Council when this matter was presented for a vote.

[APCW-2014-3157-SPE-SPP-CDP-MEL](#)

CEQA: ENV-2014-3158-MND

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 03-01-17

PUBLIC HEARING - Completed May 27, 2015

PROJECT SITE: 2815 South Ocean Front Walk

The Commission was advised that the applicant is requesting a continuation to July 5, 2017.

Commissioner Margulies moved to continue the item to the West Los Angeles Area Planning Commission meeting of July 5, 2017. Commissioner Waltz Morocco seconded the motion.

The vote proceeded as follows:

Moved: Margulies
Seconded: Waltz Morocco
Ayes: Halper and Merritt
Recused: Newhouse

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2D

Case No.: Reconsideration Request of DIR-2014-4577-DRB-SPP-1A

The Commission did not take an action on the matter and deferred to Planning Staff.

ITEM NO. 6

[ZA-2011-1424-ZAD-ZAA-1A](#)

CEQA: ENV-2011-1425-MND

Plan Area: Bel Air – Beverly Crest

Council District: 5 - Koretz

Last Day to Act: 03-14-17

PUBLIC HEARING - Required

PROJECT SITE: 10580 West Selkirk Lane

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department, Oscar Ensafi, applicant's representative, Ray Ehsan, applicant, and Randall Akers, appellant's representative.

SUMMARY OF DISCUSSION:

Mr. Irving presented the report on behalf of the Planning Department. Randall Akers presented the appellant's case, submitted handouts and displayed exhibits as part of his 10 minute presentation. Oscar Ensafi and Ray Ehsan made a presentation on the applicant's behalf. Twelve members of the public addressed the Commission during public testimony. Faisal Alserri spoke on behalf of Councilmember Koretz's office. The applicant and appellant were each granted rebuttal time.

The Commission then closed the public hearing began to craft a motion.

Commissioner Margulies put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record by the Commission:

Construction of a single family dwelling on a lot fronting a Substandard Hillside Limited Street (Ruthven Lane and Dellwood Lane) in the RE40-1 Zone.

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2011-1425-MND, adopted on January 7, 2015; and pursuant to CEQA Guidelines Section 15162 and 15164; and the Addendum dated August 11, 2016, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the Project.
2. **Grant** the appeal in part and **sustain** in part the Zoning Administrator's Zoning Administrator's determination to approve construction of a single family dwelling on a lot fronting a Substandard Hillside Limited Street (Ruthven Lane and Dellwood Lane) in the RE40-1 Zone; and
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Zoning Administrator's Findings

Commissioner Merritt seconded the motion and the vote proceeded as follows:

Moved: Margulies
Seconded: Merritt
Ayes: Newhouse and Waltz Morocco
Nay: Halper

Vote: 4 – 1

MOTION PASSED

The Commission returned to Item No. 3.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 7

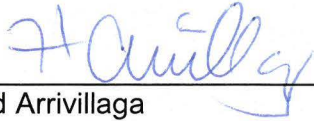
PUBLIC COMMENT PERIOD

There were no speakers for the public comment period.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:23 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

APR - 5 2017

CITY PLANNING DEPARTMENT
COMMISSION OFFICE