

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 15, 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 4:40 p.m. with Commissioners Joseph Halper, Michael Newhouse, and Lisa Waltz Morocco present.

Commissioner Marian Merritt was absent.

Also in attendance were Debbie Lawrence, Senior City Planner, Oscar Medellin, Deputy City Attorney, and Harold Arrivillaga, Commission Executive Assistant.

ITEM NO. 1

DIRECTOR'S REPORT

Ms. Lawrence responded to Commission questions from March 1, 2017 regarding the R1 Variation Zones and limitations on rebuilding of non-conforming structures.

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, and March 1, 2017
The minutes were not ready for approval, the matter was continued to the next meeting.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

ZA-2014-3182-CDP-MEL-SPP-1A

CEQA: ENV-2014-3183-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 04-05-17

Continued from: 01-18-17

PUBLIC HEARING - Required

PROJECT SITE: 519 – 521 East Boccaccio Avenue

IN ATTENDANCE:

Jason Chan, City Planner, Juliet Oh, City Planning Associate, representing the Planning Department; Allen Concepcion, applicant's representative; Bill Przylucki, appellant, Suzanne Brown and Alexander Haruden, appellant's representatives.

SUMMARY OF DISCUSSION:

Mr. Chan presented a Power Point presentation on behalf of the Department. Ms. Brown, Mr. Haruden, and Mr. Przylucki presented on behalf of the appellant. Mr. Concepcion addressed the Commission on behalf of the applicant. There were 2 speaker cards submitted by members of the public to address the Commission. The applicant and appellant were then granted 5 minutes of rebuttal time.

The Commission then closed the public hearing and began to deliberate.

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:

The demolition of an existing duplex and the construction, use, and maintenance of a 3,850 square-foot industrial building located in the M1-1 Zone within the single permit jurisdiction of the California Coastal Zone.

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Class 3, Category 17 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guideline, Section 15300.2 applies.
2. **Grant** the appeal in part;
3. **Sustain** in part the Zoning Administrator's determination to approve the project; and
4. **Adopt** the conditions of approval as modified by the Commission and the findings as amended by the Commission

Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

Moved: Margulies
Seconded: Waltz Morocco
Ayes: Newhouse
Nays: Halper
Absent: Merritt

Vote: 3 – 1

MOTION PASSED

ITEM NO. 5

ZA-2014-3186-CDP-MEL-SPP-1A

CEQA: ENV-2014-3187-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 04-05-17

Continued from: 01-18-17

PUBLIC HEARING - Required

PROJECT SITE: 2100 – 2106 South Narcisus Court

IN ATTENDANCE:

Jason Chan, City Planner, representing the Planning Department; Allen Concepcion, applicant's representative; Bill Przylucki, appellant, Suzanne Brown and Alexander Haruden, appellant's representatives.

SUMMARY OF DISCUSSION:

Mr. Chan presented a Power Point presentation on behalf of the Department. Ms. Brown, Mr. Haruden, and Mr. Przylucki presented on behalf of the appellant and distributed a handout. Mr. Concepcion addressed the Commission on behalf of the applicant. There were 3 speaker cards submitted by members of the public to address the Commission. The applicant and appellant were then granted 5 minutes of rebuttal time.

The Commission then closed the public hearing and began to deliberate.

Commissioner Newhouse 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:

The demolition of an existing duplex and the construction, use and maintenance of a new two-story 3,491 square-foot industrial building with eleven (11) tandem, mechanically-stacked, on-site parking spaces located in the M1-1 Zone within the single-permit jurisdiction of the California Coastal Zone.

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Class 3, Category 17 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guideline, Section 15300.2 applies.
2. **Grant** the appeal in part;
3. **Sustain** in part the Zoning Administrator's determination to approve the project; and
4. **Adopt** the conditions of approval as modified by the Commission and the findings as amended by the Commission

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

Moved: Newhouse
Seconded: Margulies
Ayes: Waltz Morocco
Nays: Halper
Absent: Merritt

Vote: 3 – 1

MOTION PASSED

ITEM NO. 6

[ZA-2015-1424-CDP-MEL-SPP-1A](#)

CEQA: ENV-2011-1425-MND

Plan Area: Bel Air – Beverly Crest

Council District: 11 - Bonin

Last Day to Act: 04-05-17

PUBLIC HEARING - Required

PROJECT SITE: 2003 South Linden Avenue

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

Commissioner Newhouse moved to continue the matter to the West Los Angeles Area Planning Commission meeting of April 5, 2017. Commissioner Halper seconded the motion.

The vote proceeded as follows:

Moved: Newhouse

Seconded: Halper

Ayes: Margulies and Waltz Morocco

Absent: Merritt

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

[ZA-2016-1587-CU-1A](#)

CEQA: ENV-2016-1588-CE

Plan Area: Westchester – Playa Del Rey

Council District: 11 - Bonin

Last Day to Act: 04-05-17

Continued from: 02-15-17

PUBLIC HEARING - Required

PROJECT SITE: 6344 West Arizona Circle

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

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

The vote proceeded as follows:

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

Vote: 3 – 0

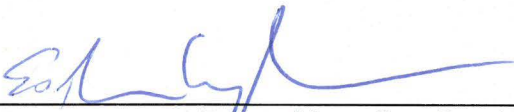
MOTION PASSED

ITEM NO. 7

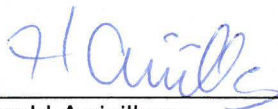
PUBLIC COMMENT PERIOD

One speaker addressed the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:02 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