

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, December 7, 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 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 President Esther Margulies at 4:43 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

DEPARTMENTAL REPORT

Debbie Lawrence, Senior City Planner, updated the Commission on the following points of interest:

- A Supplemental Use District is being proposed at the December 15, 2016 City Planning Commission to address the cumulative impacts of large-home construction in environmentally sensitive areas such as hillsides.
- On December 8, 2016, the City Planning Commission will hear a proposed Zone Change Ordinance to provide more specialized regulations in R1 Variation Zones meant to preserve neighborhood character.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
No changes.
 - B. Commission Requests
None.
 - C. Approval of the Minutes – August 3, 2016, August 17, 2016
The approval of these minutes was tabled to a future meeting.
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ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations from any neighborhood council.

ITEM NO. 4

ZA-2016-94-ZAD-1A

CEQA: ENV-2016-95-CE

Community Plan: Bel Air – Beverly Crest

Council District: 4 - Ryu

Last Day to Act: 12-07-16

Continued from: 10-19-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1655 North Gilcrest Drive

IN ATTENDANCE:

Kevin McDonnell, the applicant's representative, Kristina Kropp, representing the appellant.

Ms. Lawrence advised the Commission that there is a request to continue this matter to February 15, 2017. Ms. Kropp and Mr. McDonnell agreed with that request.

Commissioner Halper moved to continue the matter to the West Los Angeles Area Planning Commission meeting of February 15, 2017. Commissioner Newhouse seconded the motion.

The vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

DIR-2013-2966-DRB-SPP-SPPA-1A

CEQA: ENV-2012-2986-MND-REC2

Community Plan: Westwood

Council District: 5 - Koretz

Last Day to Act: 01-16-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 10390-10392 West Ashton Avenue; 1234 South Beverly Glen Boulevard

IN ATTENDANCE:

Sheila Gershon, City Planning Assistant, representing the Planning Department; Robert Mahanian and Majid Nael, representing the applicant, Rob Glushon, the appellants' representative.

Commissioner Newhouse moved to continue the matter to the West Los Angeles Area Planning Commission meeting of February 15, 2017. Commissioner Waltz Morocco seconded the motion.

The vote proceeded as follows:

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

Vote: 3 – 1

MOTION PASSED

ITEM NO. 6

ZA-2015-4416-ZAA-1A

CEQA: ENV-2015-4417-CE

Community Plan: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: 12-07-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1324 North Bienveneda Avenue

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Kristin Gray, the applicant, and Rob Glushon, the applicant's representative. The applicant and appellant are the same party.

Commissioner Halper put forth the actions below in conjunction with the disapproval of the following project:

The addition of a 645 square-foot bedroom and a 900 square-foot basement in the RE-15-1-H Zone with a reduced 15-foot rear yard setback.

1. **Deny** the appeal and **Sustain** the action of the Zoning Administrator to deny, pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment to permit a master bedroom addition to observe a 15 feet rear yard in lieu of the 25-foot rear yard setback required by Section 12.07.01-C,3, in conjunction with the addition of a 645 square-foot bedroom to an existing single family dwelling and a 900 square-foot basement in the RE15-1-H Zone; and
3. **Adopt** the Zoning Administrator's Findings.

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

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

Vote: 2 – 2

MOTION DID NOT PASS

The appeal to the Commission was filed on September 23, 2016. Pursuant to LAMC Section 12.24 I 4, the Commission's last day of jurisdiction to act on this matter was December 7, 2016 (75-days from the filing date). Failure of the Commission to adopt a resolution within the code prescribed time period is therefore deemed a denial of the appeal.

ITEM NO. 7

ZA-2016-2093-CUB-1A

CEQA: ENV-2016-2094-CE
Community Plan: Westwood

Council District: 5 - Koretz
Last Day to Act: 12-21-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1061 South Broxton Avenue

IN ATTENDANCE:

Aleta James, Associate Zoning Administrator, representing the Planning Department; Jeff Rosenthal and Margaret Taylor, representing the applicant, and Steven D. Sann, the appellant.

Commissioner Newhouse put forth the actions below in conjunction with the approval of the following project:

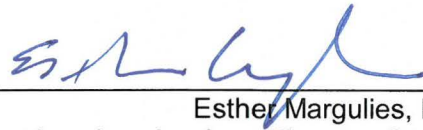
A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in the C4-2D-O Zone.

1. **Determine** that the project is Categorically Exempt pursuant to Article III, Section 1, Class 5, Category 34 of the City of Los Angeles CEQA Guidelines and pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code;
2. **Deny** the appeal;
3. **Sustain** the Zoning Administrator's approval of a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in the C4-2D-O Zone; and
4. **Adopt** the Zoning Administrator's Findings.

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

Moved: Newhouse
Seconded: Waltz Morocco
Ayes: **Halper and Margulies**
Absent: Merritt

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



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES
JUN 27 2017
CITY PLANNING DEPARTMENT
COMMISSION OFFICE