

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 17, 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 Commission President Thomas Donovan at 4:33 pm., with Commissioners Joseph Halper, Esther Margulies, and Lisa Waltz Morocco present. Commissioner Marian Merritt was absent.

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

ITEM NO. 1

DIRECTOR'S REPORT

Jae Kim, Senior City Planner, updated the commission on the following points:

- Bi-Monthly Joint Management Meeting with Building and Safety, focusing on updating the Zoning Code Manual
- Mount Saint Mary's Chalon Campus Wellness Pavilion Project
- Los Angeles International Airport (LAX) Modernization Plan with input from multiple departments
- Introduced Senior City Planner Jonathan Hershey to share highlights from the Local Coastal Program outreach meeting that took place on August 3, 2016

ITEM NO. 2

COMMISSION BUSINESS

A. Advance Calendar:

There was an update to the requested date for continuance for one of the items.

B. Commission Requests

Planning Department update and discussion on ZA-2012-130-CDP-MEL-1A – 16990-17000 West Sunset Boulevard

- Four public speakers addressed the Commission. Commissioner Halper moved to direct Planning Staff to issue a corrected Letter of Determination to supersede the previously issued letter. Commissioner Donovan seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

- Commissioner Donovan requested an update on this matter for the September 7, 2016 agenda

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representatives.

ITEM NO. 4

ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A

CEQA: ENV-2014-3008-MND

Community Plan: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: 10-05-16

Continued from 05-18-16, and
03-16-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 811 – 815 South Ocean Front Walk

IN ATTENDANCE

Jonathan Hershey, Senior City Planner, representing the Planning Department, Neill Brower, applicant's representative, and Robin Rudisill, appellant's representative.

SUMMARY OF DISCUSSION:

Mr. Hershey advised the Commission that the applicant would like to continue the item to December 7, 2016. Mr. Brower requested a continuance to December 7, 2016. Ms. Rudisill agreed to the continuance.

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission meeting of December 7, 2016. Commissioner Waltz Morocco seconded the motion.

The vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

ZA-2015-1936-CUW-1A

CEQA: ENV-2015-1937-MND

Community Plan: Westchester – Playa Del Rey

Council District: 11 – Bonin

Last Day to Act: 08-17-16

Continued from 06-15-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 7900-7910 South La Tijera Boulevard and 8124 South Airport Boulevard

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department, Paul Albritton and Jerry Ambrose representing the Applicant, John and Cory Birkett, Appellants.

SUMMARY OF DISCUSSION:

Mr. Irving presented the report on behalf of the Planning Department. Ms. Birkett addressed the Commission. Mr. Albritton and Mr. Ambrose made a presentation and distributed a handout representing the applicant. Seven speakers also addressed the Commission during public testimony. The applicant and appellant's representative were each granted rebuttal time.

The Commission closed the public hearing and began to deliberate.

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

Installation, use, and maintenance of an unmanned wireless telecommunications facility, having a maximum height of 45-feet.

1. **Grant** the appeal and overturn the Zoning Administrator determination to approve the installation, use, and maintenance of an unmanned wireless telecommunications facility, having a maximum height of 45-feet; and
2. **Adopt** the revised findings to reflect disapproval of the Project.

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

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

Vote: 4 – 0

MOTION PASSED

President Donovan announced that Item Nos. 6 and 7 would be considered together, however separate action for each item.

ITEM NOS. 6 AND 7

ZA-2015-2152- CDP-MEL-1A & ZA-2015-2154-CDP-MEL-1A

CEQA: ENV-2015-2153-MND

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: 09-30-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 17440 & 1744 West Castellamere Drive

IN ATTENDANCE:

Jim Tokunanaga, Associate Zoning Administrator, representing the Planning Department, Edward Kim, applicant, Steven A. Williams, applicant's representative, Judy Watson, appellant, Corin Kahn and Ivo Venkov, appellant's representatives.

SUMMARY OF DISCUSSION:

Mr. Tokunaga presented the report on behalf of the Planning Department. Mr. Kahn and Mr. Venkov presented the appellant's case. Mr. Kim and Mr. Williams made a presentation on the applicant's behalf. Four members of the public addressed the Commission during public testimony. The applicant and appellant were each granted rebuttal time.

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

ZA-2015-2152- CDP-MEL-1A:

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

A Coastal Development Permit for the construction, use, and maintenance of a new, two-story 1,195 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and a Mello Act Determination.

1. **Grant** the appeal and overturn the Zoning Administrator's determination to approve Coastal Development Permit for the construction, use, and maintenance of a new, two-story 1,195 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and a Mello Act Determination; and
3. **Adopt** revised findings to reflect disapproval of the Project.

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

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

Vote: 4 – 0

MOTION PASSED

ZA-2015-2154- CDP-MEL-1A:

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

A Coastal Development Permit to allow for the construction, use, and maintenance of a new, two-story 1,219 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and a Mello Act Determination

1. **Grant** the appeal and overturn the Zoning Administrator's determination to approve Coastal Development Permit for the construction, use, and maintenance of a new, two-story 1,195 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and a Mello Act Determination; and
2. **Adopt** revised findings to reflect disapproval of the Project.

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

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

Vote: 4 – 0

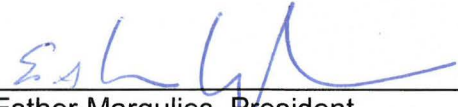
MOTION PASSED

ITEM NO. 8

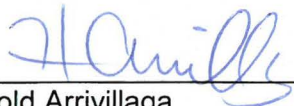
PUBLIC COMMENT PERIOD

There were no speakers.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:46 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

West Los Angeles Area
Planning Commission

ADOPTED
CITY OF LOS ANGELES
APR - 5 2017
CITY PLANNING DEPARTMENT
COMMISSION OFFICE
August 17, 2016