

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 3, 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 ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF 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 4:37 pm., with Commissioners Joseph Halper, Esther Margulies, Marian Merritt, and Lisa Waltz Morocco present.

Kathy Phelan, Deputy City Attorney, Debbie Lawrence, Senior City Planner, and Harold Arrivillaga, Commission Executive Assistant, were also in attendance.

ITEM NO. 1

DIRECTOR'S REPORT

Debbie Lawrence, Senior City Planner, updated the Commission on the following topics:

- On July 25, 2016, the Department of City Planning hosted the bi-monthly meeting with the Department of Building and Safety, the American Institute of Architects, and the Building Industry Association to address pending ordinances and ReCode LA.
- Deep Counter Services is now available to offer guidance from the Department of Building and Safety, Bureau of Engineering, Department of Water and Power, Department of Transportation and the Planning Department in the development review process.
- As of June 30, there were about 2,446 case applications filed.
- City Council confirmed Frank Bush as the permanent General Manager for Department of Building and Safety.
- 50 new staff members have joined the Planning Department.
- A new Determination Letter was issued on July 27th for Case No. ZA-2012-130-CDP-MEL-1A.

The Commission took Item No. 7 - Public Comment out of order.

ITEM NO. 7

PUBLIC COMMENT

Three speakers requested to address the Commission regarding Case No. ZA-2012-130-CDP-MEL-1A. The City Attorney reminded the Commission that it could not take any action on any matter not on the agenda.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
There were no changes.
- B. Commission Requests:
The Commission directed the Commission Executive Assistant to agendaize Case No. ZA-2012-130-CDP-MEL-1A under Commission Business for the next Commission meeting.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representatives.

The Commission took Item No. 5 out order.

ITEM NO. 5

[DIR-2015-363-BSA-1A](#)

CEQA: N/A

Community Plan: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: 08-24-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 1834 and 1838 North Old Ranch Road

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department, Gideon Kracov, the applicant's representative, and Julie Clark De Blasio, appellant, representing the California Native Plant Society LA/Santa Monica Mountains Chapter.

The applicant's representative requested that the matter be continued until a date uncertain. Mr. Irving recommended that there be a maximum time limit of six months.

Commission Halper moved to continue the matter to a date uncertain. The motion was seconded by Commissioner Waltz Morocco, and the vote proceeded as follows:

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

Vote: 5-0

MOTION PASSED

The Commission took Item No. 6 out of order in order to accommodate the applicant's representative for Item No. 4 who had a medical emergency.

ITEM NO. 6

[ZA-2015-4080-ZAA-1A](#)

CEQA: ENV-2015-4081-CE

Community Plan: Bel Air – Beverly Crest

Council District No.: 5 – Koretz

Last Day to Act: 08-17-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 10710 West Chalon Road

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Wayne Pariser, the applicant's representative, David P. Waite and Sheri Bonstele, the appellant's representatives, were in attendance.

SUMMARY OF DISCUSSION:

Mr. Irving presented the report on behalf of the Planning Department. Ms. Bonstele spoke on behalf of the appellant. Mr. Pariser, the applicant's representative, made his presentation and distributed a handout. There were two public speakers cards submitted to address the Commission. The Commission then allowed the appellant and applicant to make a rebuttal statement.

The Commission closed the Public Hearing and began to deliberate.

Commissioner Merritt put forth the action below in conjunction with the approval of the following project with modifications to the Conditions of Approval:

A Zoning Administrator's Adjustment to approve a tennis court in the RE40-1-H Zone.

1. **Determine** the project is Categorically Exempt, ENV-2015-4081-CE, from environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City's CEQA Guidelines;
2. **Deny** the appeal and **sustain** the Zoning Administrator's determination to approve.
2. Sustain the action of the Zoning Administrator's decision to approve:
 - a. an Adjustment from Sections 12.07.01-C,3 and 12.21-C,5(m) to permit a proposed tennis court to encroach into a rear yard of 9-feet 5-inches in lieu of the required 25-foot rear yard, in the RE40-1-H Zone
 - b. an Adjustment from Sections 12.07.01-C,3 and 12.21-C, 5(m) to permit a court surface more than 2-feet above adjacent natural grade within the required rear yard setback, and an Adjustment from Section 12.21-C,4 and ZAI 78-100 (Standard No. 7) to permit a court surface 6-feet or more above the adjacent natural grade within 50-feet from all property lines;
3. **Adopt** the Conditions of Approval as Modified by the Commission; and
4. **Adopt** the Findings as recommended by Staff.

The action was seconded by Commissioner Halper and the vote proceeded as follows:

Moved: Merritt
Seconded: Halper
Ayes: Donovan and Waltz-Morocco
Nays: Margulies

Vote: 4 – 1

MOTION PASSED

Commissioner Halper left the meeting.

ITEM NO. 4

[DIR-2008-4174-DRB-SPP-M1-1A](#)

CEQA: ENV-2008-4175-CE

Community Plan: Brentwood – Pacific Palisades

Council District: 11 - Bonin

Last Day To Act 10-03-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 11906 - 11920 West San Vicente Boulevard

IN ATTENDANCE:

Juliet Oh, City Planning Associate, representing the Planning Department, Amy Brothers, Deputy City Attorney, Kathy Phelan, Deputy City Attorney, Shirin Akhtarzad, 11906 San Vicente LLC, and Neill Brower, Applicant, Wendy-Sue Rosen, representing Brentwood Residents Coalition, Appellant.

SUMMARY OF DISCUSSION

Deputy City Attorney Kathy Phelan announced that the Commission would recess into Closed Session, pursuant to Government Code section 54956.9(d)(1), to allow the Commission to confer with the City's legal counsel relative to the lawsuit: 11906 San Vicente v. City of Los Angeles, Los Angeles Superior Court Case No. BS154425.

The Commission returned after approximately 20 minutes. Deputy City Attorney Amy Brothers announced that no action or deliberation took place during the Closed Session.

Juliet Oh, City Planning Associate, made the presentation on behalf of the Planning Department. Wendy-Sue Rosen, the Appellant, addressed the Commission. Neill Brower then spoke on behalf of the Applicant. The applicant and appellant were then granted rebuttal time. The Commission closed the public hearing and deliberated among themselves.

Commissioner Waltz Morocco put forth the action below in conjunction of the approval of the following project:

A Modification to a 1,976 square-foot and 22-foot high new retail building added to an existing commercial center in the C1.5-1VL Zone within the San Vicente Scenic Corridor Specific Plan.

1. **Determine** the project is Categorically Exempt from environmental review pursuant to Article III, Section 1 and Class 11, Category 7 of the City's CEQA Guidelines;
2. **Deny** the appeal and **sustain** the Director's Modification with clarified language to Condition No. 8 to read as: All basement floor area shall be used for storage purposes only, unless a Change of Use is reviewed and approved by the Department of Building and Safety and the Department of City Planning. Any subsequent changes in the use of the basement for non-storage purposes shall be subject to the Parking Requirements, Section 12, of the San Vicente Scenic Corridor Specific Plan
3. **Adopt** the Conditions of Approval as modified by the and;
4. **Adopt** the Findings as recommended by Staff

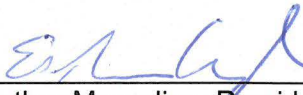
Commissioner Merritt seconded the motion and the vote proceeded as follows:

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

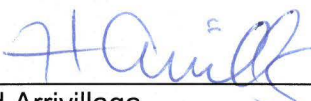
Vote: 4 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:30 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