

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, September 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 Commission President Thomas Donovan at 4:36 pm., with Commissioners Joseph Halper, Esther Margulies, and Marian Merritt present.

Commissioner Lisa Waltz Morocco 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

Debbie Lawrence, Senior City Planner, updated the commission on the following points:

- The City Council's Transportation Committee adopted several amendments to the Adopted Networks and Mobility Plan 2035.
- The Planning Department received 586 project applications during the month of August.
- The Planning Department is looking to fill 44 vacant positions.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
There were no updates.
- B. Commission Requests
Planning Department update and discussion on ZA-2012-130-CDP-MEL-1A – 16990-17000 West Sunset Boulevard
Ms. Lawrence presented an update on this Determination Letter and the Commission heard public testimony on this matter.
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ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representatives.

ITEM NO. 4

[APCW-2014-3142-SPE-SPP-CUB-ZV-CDP](#)

CEQA: ENV-2014-3142-MND-REC1

Community Plan: Venice

Council District: 11 – Bonin

Last Day to Act:

Continued from 03-16-16

PUBLIC HEARING – COMPLETED ON JUNE 1, 2015

PROJECT SITE: 3018, 3024 N. WASHINGTON BOULEVARD

The Commission was advised that the applicant has submitted a withdrawal of application letter and the matter is considered received and filed, no action was taken by the Commission

Item No. 7 was taken out of order to consider a Continuation Request.

ITEM NO. 7

[AA-2016-0315-PMLA-SL -1A](#)

CEQA: ENV-2016-316-CE

Community Plan: Venice

Council District: 11 – Bonin

Last Day to Act: 09-08-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 1900, 1904, 1906, 1908, and 1910 South Penmar Avenue

IN ATTENDANCE:

Jenna Monterrosa, City Planner, representing the Planning Department; Sabrina Venskus, representing the appellant.

SUMMARY OF DISCUSSION:

Ms. Monterrosa informed the Commission of the applicant's request to continue the matter to November 16, 2016. Ms. Venskus informed the Commission of the appellant's agreement to this continuance.

Commissioner Margulies put forth the motion to continue the matter to the West Los Angeles Area Planning Commission's meeting of November 16, 2016.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

ZA-2015-102-CDP-SPP-1A
CEQA: ENV-2015-2153-MND
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 09-07-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 601 – 611 South Ocean Front Walk and 8 -10 East Sunset Avenue

IN ATTENDANCE:

David Weintraub, Associate Zoning Administrator, representing the Planning Department; Ben Reznick, representing the applicant, Glen Irani, the applicant; John Stein, an appellant, Stanley Lamport, representing an appellant.

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

A Coastal Development Permit authorizing the construction, use and maintenance of a mixed use project located within the dual permit jurisdiction area of the California Coastal Zone.

1. **Grant** the appeal and **overturn** the Zoning Administrator's determination to approve a Coastal Development Permit pursuant to Los Angeles Municipal Code Section 12.20.2, authorizing the construction, use and maintenance of a mixed use project located within the dual permit jurisdiction area of the California Coastal Zone;
2. **Overturn** the Zoning Administrator's determination to approve a Conditional Use to permit deviations from commercial corner establishment/mini-shopping center requirements by allowing for on-site tandem parking otherwise not permitted by Section 12.22-A,23(a)(4)(i), relief from requirement to landscape all street frontages and perimeters as otherwise required by Section 12.22-A,23(a)(10)(i);
3. **Overturn** the Zoning Administrator's determination to approve pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Project Permit Compliance for the Venice Coastal Zone Specific Plan;
4. **Adopt** revised findings to reflect disapproval of the Project.

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

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

Vote: 3 – 1

MOTION PASSED

ITEM NO. 6

[DIR-2015-3841-CDP-MEL-1A](#)

Council District: 11 – Bonin

CEQA: ENV-2015-3843-CE

Plan Area: Brentwood-Pacific Palisades

PUBLIC HEARING - REQUIRED

PROJECT SITE: 16820 West Edgar Street

IN ATTENDANCE:

Alan Como, City Planning Associate, representing the Planning Department; Hamid Hajmomenian, applicant, Rae Jeane Williams, appellant.

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

A Coastal Development Permit to allow the demolition of a 1,829-square foot, one story single-family dwelling and the construction of a two-story 5,740-square foot, 31-foot tall single-family dwelling with partial basement, roof deck, pool, and pool deck on a 6,887-square foot lot in the R1-1 zone located in the single permit jurisdiction area of the Coastal Zone.

1. **Grant** the appeal and **overturn** the Planning Director's determination to approve a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 authorizing the demolition of a 1,829-square foot, one story single-family dwelling and the construction of a two-story 5,740-square foot, 31-foot tall single-family dwelling with partial basement, roof deck, pool, and pool deck on a 6,887-square foot lot in the R1-1 zone located in the single permit jurisdiction area of the Coastal Zone, and a Mello Act Compliance Review for the demolition and construction of a single-family dwelling in the Coastal Zone
2. **Adopt** revised findings to reflect disapproval of the Project.

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

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

Vote: 2 – 2

MOTION DID NOT PASS

Commissioner Merritt then put forth the actions below in conjunction with the approval of this project.

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning approving a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 authorizing the

demolition of a 1,829-square foot, one story single-family dwelling and the construction of a two-story 5,740-square foot, 31-foot tall single-family dwelling with partial basement, roof deck, pool, and pool deck on a 6,887-square foot lot in the R1-1 zone located in the single permit jurisdiction area of the Coastal Zone, and a Mello Act Compliance Review for the demolition and construction of a single-family dwelling in the Coastal Zone;

3. **Find** that the project is Categorically Exempt pursuant to Article III, Section 1, and Class 3, Category 1 of the City of Los Angeles CEQA Guidelines. A Categorical Exemption, ENV-2014-3843-CE, was filed pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
4. **Adopt** the Findings of the Director of Planning.

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

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

Vote: 2 – 2

MOTION DID NOT PASS

Failure of the Commission to adopt a resolution within the code prescribed time period is therefore deemed a denial of the appeal.

ITEM NO. 8

PUBLIC COMMENT PERIOD

There was one speaker.

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

ADOPTED
CITY OF LOS ANGELES

JUN 27 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**