

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, February 1, 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 4:50 p.m. with Commissioners Joseph Halper and Michael Newhouse present. Commissioners Marian Merritt and Lisa Waltz Morocco were 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, Senior City Planner, updated the Commission on the following issues:

- On January 25, 2017, the Department of City Planning hosted a meeting with members of the California Coastal Commission in an effort to streamline the coastal review and permitting process.
- On February 28, 2017, the Venice Local Plan Technical Advisory Group (TAG) will hold a workshop to discuss policy planning to address points of interest.
- Supplemental Use District for Hillside Construction Regulations (HCR) was approved by the Planning Land Use Management (PLUM) Committee and will now advance to the full City Council.
- On January 1, 2017, the Accessory Dwelling Unit Ordinance took effect.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
None.
- B. Commission Requests
The Commission requests that a representative from the Department of Building and Safety be available for future meetings to address issues relating to code enforcement.
- C. Approval of the Minutes – August 3, 2016 and August 17, 2016.
The Minutes of August 3, 2016 and August 17, 2017 were postponed to a future meeting.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

DIR-2016-2302-DRB-SPP-SPPA-1A

CEQA: ENV-2016-2303-CE

Plan Area: Westwood

Council District: 5 - Koretz

Last Day to Act: 10-06-16

PROJECT SITE: 1100 South Westwood Boulevard

IN ATTENDANCE:

Sheila Gershon, City Planning Assistant, representing the Planning Department, Kevin Tomaki, applicant's representative, and James R. Brooks, appellant's representative.

Mr. Tomaki, addressed the Commission to submit a letter withdrawing the application. The Commission took no action and the matter was deemed received and filed.

Commissioner Marian Merritt joined the meeting prior to the beginning of Item No. 5..

ITEM NO. 5

DIR-2014-4577-DRB-SPP-1A

CEQA: ENV-2014-4578-CE

Plan Area: Westwood

Council District: 5 - Koretz

Last Day to Act: 02-02-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1101-1151 South Westwood Boulevard;
10911-10917 West Lindbrook Drive, and 10908 West Kinross Drive

IN ATTENDANCE:

Sheila Gershon, City Planning Assistant, representing the Planning Department, Mitch Chemers, applicant's representative, and Steven D. Sann, the appellant.

MOTION:

Commissioner Margulies put forth the motion below in conjunction with the approval of the following project:

Façade improvements and a sign program for the entire building in the C4-2D-O Zone.

1. **Determine** based on the whole of the administrative record, the Project is exempt from

CEQA pursuant to CEQA Guidelines, Article III, Section 1, and Class 11 Category 1 of the City of Los Angeles CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. **Deny** the appeal and **sustain** the Planning Director's Determination;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Planning Director's Findings.

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

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

Vote: 3-1

MOTION PASSED

ITEM NO. 6

[ZA-2014-1500-CDP-ZAA-MEL-1A](#)

CEQA: ENV-2014-1501-MND

Plan Area: Westchester – Playa del Rey

Council District: 11 - Bonin

Last Day to Act: 02-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 6401-6405 Ocean Front Walk

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department, Mark Armbruster, representing the applicant/appellant, and Angelo Mazzone, the applicant/appellant.

MOTION:

Commissioner Merritt put forth the motion below in conjunction with the approval of the following project:

The demolition of two (2), two-story duplex buildings totaling approximately 4,840 square-feet and the construction of a three-story, approximately 10,513 square-foot, and 36-foot 11-inch high single family dwelling with an attached five-car garage over a habitable basement on an approximately 5,100 square-foot lot located in the dual permit jurisdiction of the California Coastal Zone.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-1501-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **find**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **find**, the mitigation measures have been made enforceable conditions on the project; and **adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. **Grant** the appeal and **overturn** the Zoning Administrator's Determination to deny a Coastal Development Permit for the project in the dual permit jurisdiction of the California Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 and the Zoning Administrator's Adjustment for the project, pursuant to LAMC Section 12.28-A;
3. **Adopt** the Conditions of Approval by the Commission; and
4. **Adopt** the Findings of the Commission.

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

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

Vote: 3-1

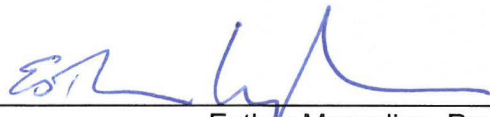
MOTION PASSED

ITEM NO. 7

PUBLIC COMMENT PERIOD

There were no speakers who requested to address the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:23 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

JUL 19 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**