

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, February 15, 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 Marian Merritt at 4:39 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

DIRECTOR'S REPORT

Ms. Lawrence updated the Commission on the following points of interest:

- Venice Local Coastal Program workshop has been rescheduled to March 14, 2017.
- On January 31, 2017, the Planning, Land Use Management (PLUM) considered a 34 story, 376 unit apartment building on 11750 Wilshire Boulevard that would include 6 very-low income housing units.
- On Tuesday, February 14, 2017 PLUM heard a report from the Planning Department addressing the proposed citywide sign ordinance.
- In fiscal year 2017, 45, 000 customers were served by the Development Services Center counters and 5,315 applications were filed.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
None.
- B. Commission Requests
None.
- 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.

The Commission took Item No. 5 out of order to consider a request by the applicant to continue the matter to a future date.

ITEM NO. 5

[ZA-2016-1587-CU-1A](#)

CEQA: ENV-2016-1588-CE

Plan Area: Westchester – Playa del Rey

Council District: 11 - Bonin

Last Day to Act: 02-19-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 6344 West Arizona Circle

IN ATTENDANCE:

Fernando Tovar, Associate Zoning Administrator, representing the Planning Department; Jonathan Lonner, representing the applicant, and Ryan Leaderman, representing the appellant.

Mr. Lonner addressed the Commission to request a continuance to the West Los Angeles Area Planning Commission Meeting of March 15, 2017.

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission meeting of March 15, 2017. Commissioner Waltz Morocco seconded the motion and vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

The Commission took Item No. 6 out of order

ITEM NO. 6

ZA-2016-94-ZAD-1A

CEQA: ENV-2016-95-CE

Plan Area: Westwood

Council District: 4 - Ryu

Last Day to Act: 02-15-17

Continued from: 12-07-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1655 North Gilcrest Drive

IN ATTENDANCE:

Fernando Tovar, Associate Zoning Administrator, representing the Planning Department, Kevin McDonnell, applicant's representative, and Kristina Kropp, the appellant's representative.

MOTION:

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

An addition to an existing single-family dwelling fronting on a Substandard Hillside Street in the RE40-1-H 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, Class 3 (New Construction) Category 1(Single Family Residences) of the City of Los Angeles CEQA Guidelines and Section 21082.1(c)(3) of the California Public Resources Code and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal in part and **sustain** in part the Zoning Administrator's Determination for the project;
3. **Adopt** the Conditions of Approval as modified by the Commission; 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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 4

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

CEQA: ENV-2012-2986-MND-REC1

Plan Area: Westwood

Council District: 5 - Koretz

Last Day to Act: 03-01-17

Continued from: 12-07-16

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, and Kristina Kropp, representing the appellant.

MOTION:

Commissioner Newhouse put forth the motion to continue the matter to the West Los Angeles Area Planning Commission meeting of May 3, 2017.

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

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

Vote: 3 - 1

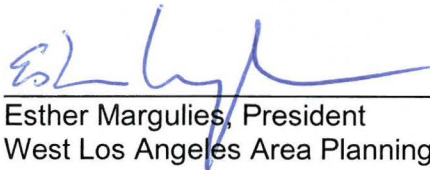
MOTION PASSED

ITEM NO. 7

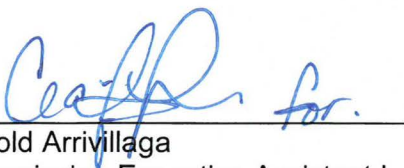
PUBLIC COMMENT

One speaker addressed the Commission during public comment.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:30 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**