

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, May 3, 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 4:41 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:

- On May 1, 2017, the Planning Department opened the West Los Angeles Development Services Center (DSC) at 1828 Sawtelle Boulevard; only general information will be provided for now, but beginning June 1, 2017 appointment services will be available for case intake and condition clearing
- On May 23, 2017, a public hearing for the Exposition Corridor Transportation Neighborhood Plan (Expo TNP) will be held at the IMAN Foundation at 3376 Motor Ave.
- On May 3, 2017, The Los Angeles Conservancy presented its Chairman's Award to the Office of Historic Resources (OHR) for its 12 year SurveyLA program, the largest and most comprehensive field survey of significant historical resources ever completed by an American city.
- Responding to a question from the Commission regarding replacement of non-conforming structures in the R1 Variation Zone, the guidelines were explained.

ITEM NO. 2

COMMISSION BUSINESS

A. Advance Calendar:
There were no changes.

B. Commission Requests
Commissioner Halper requested that the City Attorney's Office provide updates on California Coastal Commission and legislative actions related to West Los Angeles Area Planning Commission actions.

- C. Approval of the Minutes – September 7, 2016, October 5, 2016, October 19, 2016, and April 5, 2017

The Minutes of September 7, 2016 and October 5, 2017 were tabled to a future meeting.

Motion: To approve the Minutes of Meeting for October 19, 2016

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

Vote: 3 – 0

MOTION PASSED

Motion: To approve the Minutes of Meeting for April 19, 2017

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

[DIR-2013-2966-DRB-SPP-SPPA -1A](#)

CEQA: ENV-2012-2986-ND
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 05-17-17
Continued from: 02-15-17,
and 12-07-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 10390-10392 West Ashton Avenue;
1234 South Beverly Glen Boulevard

IN ATTENDANCE:

Sheila Gershon, City Planning Associate, representing the Planning Department, Robert Mahanian and Majid Nael, representing the applicant, Nicole Miner, appellant, and Kristina Kropp, appellant's representative.

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

The demolition of a detached garage and the construction of a two-story structure consisting of a dwelling unit over a garage to the rear of an existing two-story apartment building the [Q]RD1.5-1XL Zone.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2012-2986-ND, as circulated on April 6, 2017("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopted** the Negative Declaration;
2. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 3, Category 2, and Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies
3. **Deny** the appeal and **sustain** the Planning Director's determination to approve a Project Permit Compliance and Design Review approval with conditions for demolition of a detached garage, for construction of a two-story structure consisting of one new dwelling unit over a new garage to the rear of an existing two-story apartment home; and a 50 square-foot addition to the existing two-story apartment home; and a Project Permit Adjustment with conditions for garage height of 9 feet in lieu of the maximum allowable height of 7 feet per Section 6.D of the Westwood Community Multi-Family Specific Plan; and
4. **Adopt** the Planning Director's Findings.

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

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

Vote: 4 – 0

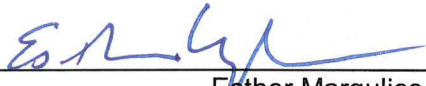
MOTION PASSED

ITEM NO. 5

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 5:50 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES
MAY 17 2017
CITY PLANNING DEPARTMENT
COMMISSION OFFICE