

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, October 19, 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 Vice-President Esther Margulies at 4:41 p.m., with Commissioners Joseph Halper, Marian Merritt, and Lisa Waltz Morocco present.

Also in attendance were Debbie Lawrence, Senior City Planner, Oscar Medellin, Deputy City Attorney, and Harold Arrivillaga, Commission Executive Assistant.

ITEM NO. 1

DEPARTMENTAL REPORT

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

- The Planning Department welcomed 24 new planners at an All-Staff meeting on October 19, 2016
- The 320-strong staff now makes the Los Angeles Planning Department the largest such unit in the country
- Vince Bertoni, Planning Director, attended the Big City Planning Directors Institute to discuss gentrification and housing affordability

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
Commissioner Merritt announced she would not be available on November 2, 2016.
- B. Commission Requests
Commissioner Halper requested that elections be held for Commission President and Vice-President at the next regularly scheduled meeting.
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ITEM NO. 3

NEIGHBORHOOD COUNCIL

Terri Tippit, president of the Westside Neighborhood Council, addressed the Commission regarding Item No. 5, APCW-2014-2494-VZC.

ITEM NO. 4

ZA-2016-94-ZAD-1A

CEQA: ENV-2016-95-CE

Community Plan: Brentwood – Pacific Palisades

Council District: 4 – Ryu

Last Day to Act: 11-02-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1655 North Gilcrest Drive

IN ATTENDANCE

Kevin McDonnell, applicant's representative, Kristina Kropp, representing the appellant.

The representatives for the applicant and appellant requested that is matter be continued to December 7, 2016.

Commissioner Merritt moved to continue the matter to the West Los Angeles Area Planning Commission meeting of December 7, 2016. Commissioner Waltz Morocco seconded the motion.

The vote proceeded as follows:

Moved: Merritt

Seconded: Waltz Morocco

Ayes: Halper and Margulies

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

APCW-2014-2494-VZC

CEQA: ENV-2014-2496-MND

Community Plan: Brentwood – Pacific Palisades

Related Case: AA-2014-2495-PMLA-

Council District: 5 – Koretz

Last Day to Act: 10-19-16

PUBLIC HEARING – Completed on May 11, 2016

PROJECT SITE: 2957 South Midvale Avenue

IN ATTENDANCE

Lakisha Hull, City Planner, representing the Planning Department; Robert B. Lamishaw, the applicant's representative.

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

The demolition of an existing one-story single-family home and construction of four (4) small lot homes. The proposed buildings will be two stories, 35 feet in height, with a third-floor roof deck and stair to provide access. The total floor area for the four residential units is approximately 7,490 square feet. Eight (8) vehicle parking spaces, two per dwelling unit, will be provided in a below-grade parking level.

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2014-2496-MND, adopted on August 10, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. **Recommend** that the City Council **approve** the Vesting Zone Change from R1-1 to (T)[Q]R3-1.
3. **Recommend** that the City Council **adopt** the attached Conditions of Approval.
4. **Recommend** that the City Council **adopt** the attached Findings.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

[DIR-2016-1514-COA-1A](#)

CEQA: ENV-2016-1515-CE
Community Plan: Brentwood – Pacific Palisades
Related Case: AA-2014-2495-PMLA-

Council District: 11 – Bonin
Last Day to Act: 11-23-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 3563 South Meier Street

IN ATTENDANCE

Ariane Briski, City Planning Assistant, Naomi Guth, City Planner, representing the Planning Department; Jeff Guga, the applicant's representative, Julie Cho, applicant, and Amanda Seward, appellant.

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

A 711 square-foot one-story addition to the rear and side elevation of an existing one-story single family home and restoration work and hardscape removal for a contributing site in the R1-1 Gregory Ain Mar Vista Historical Preservation Overlay Zone.

1. **Determine** that the project is Categorically Exempt pursuant to Article III, Class 1, and Section 5 of the City of Los Angeles CEQA Guidelines and Section 21082.1(c)(3) of the California Public Resources Code.
2. **Deny** the Appeal.
3. **Sustain** the Determination of the Director of Planning in approving a Certificate of Appropriateness pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K, authorizing a 711 square-foot addition to the rear and side elevations of an existing contributing home on a 7,228 square-foot lot in the R1-1-HPOZ zone located in the Gregory Ain Mar Vista Tract HPOZ.
4. **Adopt** the Findings of the Director of Planning.

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

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

Vote: 3 – 1

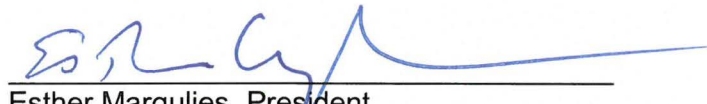
MOTION PASSED

ITEM NO. 7

PUBLIC COMMENT

There were no speakers.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:54 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

MAY 03 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**