

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, January 18, 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, Marian Merritt, and Lisa Waltz Morocco present. Commissioner Michael Newhouse 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:

- A new Supplemental Use District (SUD) called the Hillside Construction Regulation District will go before the City Council, and if approved, will take effect in March 2017 and will be a new tool of the Neighborhood Conservation Program in the Bel Air – Beverly Crest Community Plan Area. It will attempt to curtail the impact of construction with 3 basic limiting elements: Maximum Grading Amounts, Hauling Operation Standards and Construction Activity, and Site Plan Review.
- A public hearing will take place on Friday, January 20, 2017 for a proposed amendment to the Protected Tree Ordinance to expand the definition to include the Mexican Elderberry and Toyon shrubs.
- In October 2015, Mayor Eric Garcetti, launched an effort to study and implement a linkage fee between new developments and the need for affordable housing; the fees would be directed to the City's Affordable Housing Trust Fund (AHTF) and the distribution would be managed by the Housing + Community Investment Department (HCIDLA).

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
There were no changes.
- B. Commission Requests
There were no Commission Requests.

- C. Approval of the Minutes – August 3, 2016 and August 17, 2016
The Approval of the Minutes of August 3, 2016 and August 17, 2016 were tabled to a future meeting.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

[AA-2016-315-PMLA-SL-1A](#)

CEQA: ENV-2016-316-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 02-01-17

Continued from: 11-16-16

PUBLIC HEARING REQUIRED

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

IN ATTENDANCE:

Jenna Monterrosa, City Planner, representing the Planning Department, Justin Block representing the applicant, David S. Ewing, appellant, Kate Scanlan and Robin Rudisill, representing the appellants.

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

The subdivision of one lot into three (3) small lots for the construction, use, and maintenance of three (3) small lot homes that each contain two covered parking spaces. The subdivision project is located on an 8,804 square-foot lot in the [Q]RD3-1XL Zone. The project includes an Advisory Agency Adjustment to permit an increase in density of not more than 20 percent, pursuant to Los Angeles Municipal Code (LAMC) 17.53-J.

1. **Determined** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Class 15 and Class 3, 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. **Denied** the appeal and sustained the Deputy Advisory Agency's determination to approve a lot subdivision;
3. **Adopted** the conditions of approval as modified by the Commission; and
4. **Adopted** the Staff's findings.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

[ZA-2014-3182-CDP-MEL-SPP -1A](#)

CEQA: ENV-2014-3183-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 02-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 519-521 East Boccaccio Avenue

Ms. Lawrence advised the Commission that this case be continued to March 15, 2017.

Commissioner Waltz Morocco put forth the motion to continue the matter to the West Los Angeles Area Planning Commission's hearing of March 15, 2017.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

[ZA-2014-3186-CDP-MEL-SPP -1A](#)

CEQA: ENV-2014-3187-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 02-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 519-521 South Narcisus Court

Ms. Lawrence advised the Commission that this case be continued to March 15, 2017.

Commissioner Waltz Morocco put forth the motion to continue the matter to the West Los Angeles Area Planning Commission's hearing of March 15, 2017.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

[ZA-2016-1265-CUB -1A](#)
CEQA: ENV-1266-MND
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 02-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1708 North Lincoln Boulevard

IN ATTENDANCE:

Aleta James, Associate Zoning Administrator, representing the Planning Department, Elizabeth Peterson, representing the applicant, Alex Rinker, Sandy Wood, Adam Stein, Josh Lansky, and Tracey Becker, appellants.

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

The sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a proposed change of use to restaurant/market with outdoor patios located in the [Q]C2-1-CDO Zone.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1266-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; **found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found**, the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Granted** the appeal in part and **sustained** the Zoning Administrator's decision in part to approve a Conditional Use Permit allowing the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a proposed change of use to restaurant/market with outdoor patios located in the [Q]C2-1 CDO Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 1;
3. **Adopted** the Conditions of Approval as modified by the Commission; and
4. **Adopted** the Findings as amended by the Commission

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

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

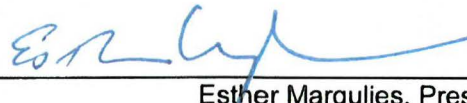
Vote: 4 – 0

MOTION PASSED

PUBLIC COMMENT PERIOD

There were 3 speakers who addressed the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:44 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**