

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Tuesday, June 27, 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 4:35 p.m. with Commissioners Halper, Merrit and Newhouse present. Commissioner Waltz Morocco was not in attendance.

Also in attendance were Debbie Lawrence, Senior City Planner on behalf of the Director of Planning, Oscar Medellin, Deputy City Attorney; James Williams, Commission Executive Assistant and Rafael Vega, Senior Administrative Assistant for the Commission Office.

ITEM NO. 1

DIRECTOR'S REPORT

Debbie Lawrence, Senior City Planner gave the following report on behalf of the Planning Director:

- The City Council re-appointed Dana Perlman on June 20, 2017 to the City Planning Commission;
- The City Council approved the Urban Agricultural Incentive Zone Program to allow private land owners to convert their vacant property into urban farms to receive a property tax adjustment by the Los Angeles County Assessor;
- The Planning and Land Use Committee of the City Council approved the Lucas Museum of Narrative Art project for Los Angeles Exposition Park, the museum will also include a café, restaurants, theater, open space, a library and other community benefits;
- On June 22, 2017, the California Chapter hosted the annual APA Los Angeles Awards Gala, the Planning Department received three awards in many categories: Comprehensive Plan Award for large jurisdictions went to the West Adams - Baldwin Hills -Leimert Community Plan recently adopted; the Implementation Awards went to the Martin Town Expo Town Center in West Los Angeles; the Innovation and Green Community Planning went to the Clean-Up Green-Up Ordinance;
- The City Planning Commission held their meeting in South Los Angeles and adopted the Updates to the South La and Southeast LA Community Plans.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests:
Commissioner Halper requested that staff include in the Commission packages the contract or covenants for parking for projects in the Coastal Zone.
- C. Approval of the Minutes:
Commissioner Merritt moved to approve the minutes of September 7, 2016. The motion was seconded by Commissioner Margulies and the vote proceeded as follows:

Moved: Merritt
Second: Margulies
Ayes: Halper, Newhouse
Absent: Waltz Morocco

Vote: 4 - 0

MOTION PASSED

Commissioner Margulies moved to approve the minutes of October 5, 2017. The motion was seconded by Commissioner Merritt and the vote proceeded as follows:

Moved: Margulies
Second: Merritt
Ayes: Halper, Newhouse
Absent: Waltz Morocco

Vote: 4 - 0

MOTION PASSED

Commissioner Margulies moved to approve the minutes of December 7, 2016 as corrected. The motion was seconded by Commissioner Newhouse and the vote proceeded as follows:

Moved: Margulies
Second: Newhouse
Ayes: Halper
Abstain: Merritt
Absent: Waltz Morocco

Vote: 4 – 0

MOTION PASSED

Commissioner Margulies moved to approve the minutes of June 6, 2017 as corrected. The motion was seconded by Commissioner Newhouse and the vote proceeded as follows:

Moved: Margulies
Second: Newhouse
Ayes: Halper
Abstain: Merritt
Absent: Waltz Morocco

Vote: 4 - 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

DIR-2015-4415-BSA-1A

CEQA: N/A

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 07-04-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 3113 South Yale Avenue

IN ATTENDANCE:

David Weintraub, Associate Zoning Administrator, representing the Planning Department;
Katherine Conway, the appellant and Sabrina Venskus, the appellant's representative.

MOTION:

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

A 1,905 square-foot addition to an existing one-story single-family dwelling.

1. **Deny** the appeal and **sustain** the Planning Director's determination that the Department of Building and Safety did not err or abuse its discretion in approving a request for an administrative slight modification from the requirements of LAMC Sections 12.08-C,2 (a) and (b) to permit a side yard setback of 3.71 feet in lieu of the required 4 feet; and
2. **Adopt** the attached report and findings.

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

Moved: Newhouse
Seconded: Merritt
Ayes: Halper, Marguiles
Absent: Waltz Morocco

Vote: 4 - 0

MOTION PASSED

ITEM NO. 5

DIR-2016-2010-CDP-MEL-1A

CEQA: ENV-2016-2011-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 676 East Marr Street

IN ATTENDANCE:

Juliet Oh, City Planning Associate, representing the Planning Department; Robert Thibodeau and Renee Schillaci, applicant's representative for Western Development, LLC.; Robin Rudsill, appellant.

MOTION:

Commissioner Newhouse moved to deny the appeal and sustain the Planning Director's determination. The motion was seconded by Commissioner Merritt and the Vote proceeded as follows:

Moved: Newhouse
Seconded: Merritt
Nayes: Halper, Margulies
Absent: Waltz Morocco

Vote: 2 – 2

MOTION FAILED

ITEM NO. 6

DIR-2016-2038-CDP-MEL-1A

CEQA: ENV-2016-2039-CE

Area: Venice

Related Case: ZA-2016-3637-ZAA

Council District: 11 - Bonin

Last Day to Act: N/A Plan

PUBLIC HEARING REQUIRED

PROJECT SITE: 678 East Marr Street

IN ATTENDANCE:

Juliet Oh, City Planning Associate, representing the Planning Department; Robert Thibodeau and Renee Schillaci, applicant's representative for Western Development, LLC.; Robin Rudsill, appellant.

MOTION:

Commissioner Newhouse moved to deny the appeal and sustain the Planning Director's determination. The motion was seconded by Commissioner Merritt and the Vote proceeded as follows:

Moved: Newhouse
Seconded: Merritt
Nayes: Halper, Margulies
Absent: Waltz Morocco

Vote: 2 – 2

MOTION FAILED

ITEM NO. 7

DIR-2016-4357-CDP-MEL-1A

CEQA: ENV-2016-4358-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 2334 South Cloy Avenue

IN ATTENDANCE:

Jeff Khau, City Planning Associate and Juliet Oh, City Planning Associate, representing the Planning Department; Jackson McNeill, James Worms, Kevin Kozak and Jefferson Schierbeek, representing the applicant, MDB Silicon Beach Cloy II Investors, LLC; Kristina Kropp representing the appellant Judy Esposito et al; Judy Esposito, Frank DeFurio, and Robin Rudsill, appellants.

MOTION:

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

The demolition of an existing one-story, single-family dwelling and the construction of a three-story, approximately 3,213 square-foot, single-family dwelling with an attached two-car garage in the single-permit jurisdiction of the Coastal Zone.

1. **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 1 of the City 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 to conditionally approve a Coastal Development Permit and a Mello Act Compliance Review for the project; and
3. **Adopt** the Conditions of Approval and Finding of the Planning Director.

The motions was seconded by Commissioner Merritt and the vote proceeded as follows:

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

Vote: 4 – 0

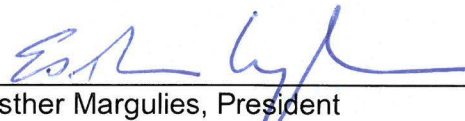
MOTION PASSED

ITEM NO. 8

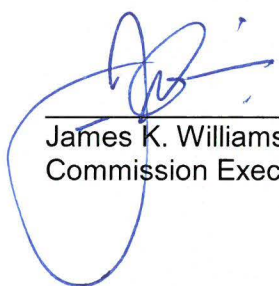
PUBLIC COMMENT PERIOD

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 10:10 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



James K. Williams
Commission Executive Assistant II

ADOPTED
CITY OF LOS ANGELES
JUL 19 2017
CITY PLANNING DEPARTMENT
COMMISSION OFFICE