

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, February 17, 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 President Thomas Donovan at 4:49 p.m., with Commissioners Joseph Halper, Esther Margulies, Marian Merritt, and Lisa Waltz Morocco present.

ITEM NO. 1

DEPARTMENTAL REPORT

Senior Planner Theodore Irving spoke on the Mobility Plan and Small Lot Ordinances.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
Building & Safety to speak on Orders to Comply.
- C. Approval of the Minutes – February 3, 2016 - Postponed to the March 2, Meeting

Commissioner Donovan announced that Item No. 7 would be taken out of order to consider a continuation request.

ITEM NO. 7

ZA-2015-1473-CDP-1A

CEQA: ENV-2013-3872-ND
Community Plan: Venice

Council District: 11 – Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED.

PROJECT SITE: 1217 – 1219 South Cabrillo Avenue

IN ATTENDANCE

Jon Foreman, Senior City Planner, representing the Planning Department; Justin Block, the applicant's representatives, Robin Rudisill, appellant.

MOTION:

To continue the matter to March 16, 2016.

Moved: Margulies

Seconded: Merritt

Ayes: Donovan, Halper, and Waltz Morocco

Vote: 5 - 0

MOTION PASSED

Commissioner Donovan announced that Items No. 3 and 4 would be heard together, as they are related, but a separate action would be taken for each matter.

ITEMS NO. 3 and 4

[ZA-2014-1710-CDP-1A](#)

CEQA: ENV-2014-1711-CE

Community Plan: Venice

Related Case: DIR-2015-3337-MEL-1A

Council District: 11 – Bonin

Last Day to Act: 02-17-16

PUBLIC HEARING – Continued from October 7, 2015 and December 16, 2015

PROJECT SITE: 920 Superba Avenue

[DIR-2015-3337-MEL-1A](#)

CEQA: ENV-2014-1711-CE

Community Plan: Venice

Related Case: Related Case: ZA-2014-1710-CDP-1A

Council District: 11 – Bonin

Last Day to Act: 02-17-16

PUBLIC HEARING – Continued from October 7, 2015 and December 16, 2015

PROJECT SITE: 920 Superba Avenue

IN ATTENDANCE:

Theodore Irving, Senior City Planner, and Kevin Jones, City Planner, representing the Planning Department; Todd Nelson and Mike Jolly, the applicant's representatives, Sue Kaplan and Robin Rudisill, the appellants.

MOTION FOR ZA-2014-1710-CDP-1A:

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

West Los Angeles

February 17, 2016

A Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new, approximately 3,326 square-foot, two-story, single-family dwelling with an attached two-car garage and rooftop deck.

1. **Deny** the appeal in part and grant the appeal in part to modify the Conditions of Approval.
2. **Sustain** the decision of the Zoning Administrator to approve a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new, approximately 3,326 square-foot, two-story, single-family dwelling with an attached two-car garage and rooftop deck, in the single permit jurisdiction of the California Coastal Zone.
3. **Adopt** the modified Conditions of Approval.
4. **Adopt** the Findings.
5. **Affirm** that Categorically Exemption No. ENV-2014-171 1-CE is adequate environmental clearance for the project.

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

Moved: Margulies
Seconded: Waltz-Morocco
Ayes: Donovan, Halper, Merritt

Vote: 5 – 0

Motion Passed

MOTION FOR DIR-2015-3337-MEL-1A:

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

A Planning Director's Mello Act Compliance Determination.

1. **Deny** the appeal.
2. **Sustain** the decision of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of a Residential Unit and construction of a new Residential Unit; finding that no affordable units exist at 920 Superba and that the proposed development of one new Residential Unit is Categorically Exempt No. ENV-2014-1711-CE, pursuant to Part 2.4.2 of the Interim Mello Act Administrative Procedures.
4. **Adopt** the Conditions of Approval.
5. **Adopt** the amended Findings.

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

Moved: Merritt
Seconded: Margulies
Ayes: Donovan, Halper, Waltz-Morocco

Vote: 5 - 0

Motion Passed

Commissioner Donovan announced that Items No. 5 and 6 would be heard together, as they are related, but a separate action would be taken for each matter.

ITEM NO. 5 and 6

ZA-2014-3174-CDP-1A

CEQA: ENV-2014-3175-CE
Community Plan: Venice

Council District: 11 – Bonin
Last Day to Act: 02-17-16

PUBLIC HEARING – Continued from October 21, 2015 and December 16, 2015

PROJECT SITE: 733 West Oxford Avenue

ZA-2014-3176-CDP-1A

CEQA: ENV-2014-3175-CE
Community Plan: Venice

Council District: 11 – Bonin
Last Day to Act: 02-17-16

PUBLIC HEARING – Continued from October 21, 2015 and December 16, 2015

PROJECT SITE: 731 West Oxford Avenue

IN ATTENDANCE

Theodore Irving, Senior City Planner, representing the Planning Department; Steve Kaplan and Howard Robinson, the applicant's representatives, Robin Rudisill and Steve Freedman, appellants, and Rob Glushon, the appellants' representative.

MOTION FOR ZA-2014-3174-CDP-1A:

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

A Coastal Development Permit authorizing the construction of a new single-family dwelling.

1. **Deny** the appeal in part and granted the appeal in part to modify the Conditions of Approval.
2. **Sustain** the action of the Zoning Administrator in approving, pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone.
4. **Adopt** the attached modified Conditions of Approval.
5. **Adopt** the attached Findings.
6. **Find** Categorical Exemption No. ENV-2014-3175-CE to be adequate environmental clearance for the project.

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

Moved: Halper
Seconded: Margulies
Ayes: Donovan, Merritt, Waltz Morocco

Vote: 5 - 0

MOTION PASSED

MOTION FOR ZA-2014-3176-CDP-1A:

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

1. **Deny** the appeal in part and **grant** the appeal in part to modify the Conditions of Approval.

2. **Sustain** the action of the Zoning Administrator in approving, pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone.
4. **Adopt** the attached modified Conditions of Approval.
5. **Adopt** the attached Findings.
6. **Find** Categorical Exemption No. ENV-2014-3177-CE to be adequate environmental clearance for the project.

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

Moved: Halper
Seconded: Waltz Morocco
Ayes: Donovan, Margulies, Merritt

Vote: 5 - 0

MOTION PASSED

ITEM NO. 8

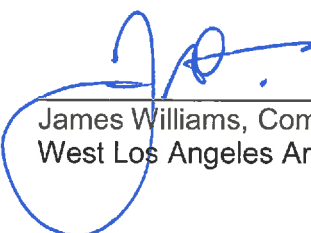
PUBLIC COMMENT

There were 2 speakers for public comment.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:50 p.m.


Esther Margulies, Commissioner
West Los Angeles Area Planning Commission


Joseph W. Halper, Commissioner
West Los Angeles Area Planning Commission


James Williams, Commission Executive Assistant II
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAR 02 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**