

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 16, 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 5:00 p.m., with Commissioners Joseph Halper, Esther Margulies and Marian Merritt present. Commissioner Lisa Waltz Morocco were absent.

ITEM NO. 1

DEPARTMENTAL REPORT

Senior Planner Debbie Lawrence spoke on hiring, promotions, Jewish historical preservation and LGBT related award. Theodore Irving spoke on meeting procedures.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Approval of the Minutes – March 2, 2016

Motion: To approve the Minutes of Meeting for March 2, 2016.

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

Vote: 4 - 0

The Commission heard Item No. 9 out of order to consider a continuation request.

ITEM NO. 9

APCW-2014-3142-SPE-SPP-CUB-ZV-CDP

CEQA: ENV-2014-3143-MND-REC1

Community Plan: Venice

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING – Completed on June 1, 2015.

PROJECT SITE: 3018 and 3024 North Washington Boulevard

Kevin Jones, City Planner, advised the Commission that the project applicant, Bintug Sahbal, would like to request a continuance to September 7, 2016.

MOTION:

To continue the matter to the September 7, 2016 meeting.

Moved: Margulies

Seconded: Halper

Ayes: Donovan, Merritt

Absent: Waltz Morocco

Vote: 4 – 0

The Commission heard Item No. 10 out of order to consider a continuation request.

ITEM NO. 10

ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A

CEQA: ENV-2014-3008-MND

Community Plan: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 811 – 815 South Ocean Front Walk

IN ATTENDANCE

Jonathan Hershey, Senior City Planner, representing the Planning Department; Neill Brower, the applicant's representative.

MOTION:

To continue the matter to the May 18, 2016 meeting.

Moved: Margulies

Seconded: Merritt

Ayes: Donovan, Halper

Absent: Waltz Morocco

Vote: 4 – 0

Commissioner Donovan announced that the matter on Old Ranch Road would be continued to April 20, 2016. The Commission would now return to the agenda order.

ITEM NO. 3

DIR-2015-2817-DRB-SPP-1A

CEQA: ENV-2015-2818-CE
Community Plan: Westwood

Council District: 5 – Koretz
Last Day to Act: 03-16-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1000 South Gayley Avenue

IN ATTENDANCE

Sheila Gershon, City Planning Assistant, representing the Planning Department; Mike Trifunovic and Joshua Trifunovic, the applicant's representatives, Maurice Meyers, the appellant, Robert L. Glushon and Kristina Krop, the appellant's representative.

MOTION:

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

Minor façade improvements and new signage.

1. **Grant** the appeal in part and denied the appeal in part to modify the Conditions of Approval;
2. **Sustain** the action of the Director of Planning's determination in approving Project Permit Compliance and Design Review approval for minor façade improvements and new signage;
3. **Adopt** the attached Findings; and
4. **Find** that Categorical Exemption No. ENV-2015-2818-CE is adequate CEQA clearance for the project.

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

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 4

ZA-2014-3552-ZV-1A

CEQA: ENV-2014-3353-CE

Council District: 5 – Koretz

PUBLIC HEARING REQUIRED

PROJECT SITE: 10201 West Pico Boulevard

IN ATTENDANCE

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; John J. Parker, Nicki Carlsen, and Bill Christopher, the applicant's representatives, and Dana Perlman, the appellant's representative.

MOTION:

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

The replacement of three (3) existing wall signs with three (3) new wall signs with a total sign area of 1,512 square-feet; a total sign area of 6,364 square-feet for all wall and pole signs along the Pico Boulevard frontage; and proposed wall signs that project up to three-feet from the face of the building.

1. **Grant** the appeal;
2. **Overturn** the action of the Associate Zoning Administrator's determination in approving a Zone Variance to allow the replacement of three existing wall signs with three new wall signs.
3. **Deny** the Zone Variance request;
4. **Adopt** the Findings as amended by the Commission; and
5. **Did not find** the project is Categorically Exempt No. ENV-2014-3353-CE.

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

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

Vote: 4 - 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 on each item.

ITEMS NO. 5 AND 6

[AA-2014-2269-PMLA-CC-1A](#)

CEQA: ENV-2014-2270-CE

Community Plan: Venice

Related Case: ZA-2014-2373-CDP-MEL-1A

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 328 South Rennie Avenue

[ZA-2014-2373-CDP-MEL-1A](#)

CEQA: ENV-2014-2270-CE

Community Plan: Venice

Related Case: AA-2014-2269-PMLA-CC-1A

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING - Continued from the January 20, 2016 meeting

PROJECT SITE: 328 South Rennie Avenue

IN ATTENDANCE

Jose Carlos Romero-Navarro, City Planner, and Joey Vasquez, City Planning Associate, representing the Planning Department; John J. Parker, Nicki Carlsen, and Bill Christopher, the applicant's representatives, Lydia Ponce and Robin Rudisill, the appellants.

MOTION FOR AA-2014-2269-PMLA-CC-1A:

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

A Parcel Map for a one-lot subdivision for a maximum three-unit residential condominium conversion.

1. **Deny** the appeal;
2. **Sustain** the action of the Deputy Advisory Agency in approving Preliminary Parcel Map No. AA-2014-2269-PMLA-CC for a one-lot subdivision for a maximum three-unit residential condominium conversion;
3. **Adopt** the **Findings** of the Deputy Advisory Agency; and
4. **Found** that the project is Categorically Exempt No. ENV-2014-2270-CE.

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

Motion: Margulies
Seconded: Halper
Ayes: Donovan, Halper, Merritt
Absent: Waltz-Morocco

Vote: 4 - 0

MOTION PASSED

MOTION FOR ZA-2014-2373-CDP-MEL-1A:

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

A Coastal Development Permit to allow a three-unit residential condominium conversion located within the single-permit jurisdiction of the Coastal Zone.

1. **Deny** the appeal.
2. **Sustain** the action of the Associate Zoning Administrator in approving a Coastal Development Permit to allow a three-unit residential condominium conversion within the single permit jurisdiction area of the California Coastal Zone.
3. **Adopt** the Findings of the Associate Zoning Administrator.
4. **Find** that the project is Categorically Exempt No. ENV-2014-2270-CE.

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

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

Vote: 4 – 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 on each item.

ITEMS NO. 7 AND 8

ZA-2015-1473-CDP-1A

CEQA: ENV-2013-3872-ND

Community Plan: Venice

Related Case: DIR-2016-524-MEL-1A

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING – Continued from the February 17, 2016 meeting.

PROJECT SITE: 1217 – 1219 South Cabrillo Avenue

DIR-2016-524-MEL-1A

CEQA: N/A

Community Plan: Venice

Related Case: ZA-2015-1473-CDP-1A

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1217 – 1219 South Cabrillo Avenue

IN ATTENDANCE

Kevin Jones, City Planner, and Juliet Oh, City Planning Associate, representing the Planning Department; Alan Block and Justin Block, the applicant's representative, George Gineris, Lydia Ponce and Robin Rudisill, the appellants.

MOTION FOR ZA-2015-1473-CDP-1A:

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

A Coastal Development Permit to allow a two-unit residential condominium within the single permit jurisdiction area of the California Coastal Zone.

1. **Deny** the appeal.
2. **Sustain** the determination of the Associate Zoning Administrator in approving a Coastal Development Permit to allow a two-unit residential condominium within the single-permit jurisdiction of the California Coastal Zone.
3. **Adopt** the Findings of the Associate Zoning Administrator.
4. **Adopt** Negative Declaration No. ENV-2013-3872-ND.

Motion: Halper
Seconded: Donovan
Ayes: Margulies, Merritt
Absent: Waltz Morocco

Vote: 4-0

MOTION PASSED

MOTION FOR DIR-2016-524-MEL-1A:

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

A Mello Act Compliance Determination for the demolition of three (3) Residential Units and construction of two (2) new Residential Units.

1. **Deny** the appeal.
2. **Sustain** the determination of the Associate Zoning Administrator in approving a Coastal Development Permit to allow a two-unit residential condominium within the single-permit jurisdiction of the California Coastal Zone.
3. **Adopt** the Findings of the Associate Zoning Administrator.
4. **Adopt** Negative Declaration No. ENV-2013-3872-ND.

Motion: Halper
Seconded: Donovan
Ayes: Margulies, Merritt
Absent: Waltz Morocco

Vote: 4-0

MOTION PASSED

ITEM NO. 11

PUBLIC COMMENT

There were two speakers for public comment.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:20 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

APR 20 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**