

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 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 Vice-President Esther Margulies at 4:40 p.m., with Commissioners Joseph Halper, Marian Merritt, Michael Newhouse, 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 of interest:

- The Department welcomed 2 new planners to the West/Coastal Section.
- The Department is on target to open the West Los Angeles Planning Office in March 2017.
- The Policy Division is developing a livable boulevard streetscape plan, part of the Westside Mobility Plan for Streetscape Improvements, along segments of Pico Boulevard, Motor Avenue, Centinela Boulevard, and Venice Boulevard with the goal of creating more pedestrian friendly environments.
- The Department is working on an ordinance to address the cumulative effects of constructions in environmentally sensitive hillside areas such as Bel Air and Beverly Crest.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
The possibility of scheduling a meeting on December 15, 2016 was discussed.
- B. Commission Requests
None.
- C. Approval of the Minutes – July 20, 2016 and August 3, 2016
The Minutes of August 3, 2016 were tabled to a future meeting.

Motion: To approve the Minutes of Meeting for July 20, 2016

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

Vote: 4 – 0

MOTION PASSED

D. Election of Officers

Commissioner Halper moved to nominate Esther Margulies for President, Commissioner Waltz Morocco seconded that nomination and the vote proceeded as follows:

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

Vote: 5 – 0

Commissioner Esther Margulies was declared the President.

Commissioner Halper moved to nominate Marian Merritt for Vice-President, Commissioner Waltz Morocco seconded that nomination and the vote proceeded as follows:

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

Vote: 5 – 0

Commissioner Marian Merritt was declared the Vice-President.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations from any neighborhood council.

ITEM NO. 4

Commissioner Newhouse recused himself from Item No. 4 due to a professional relationship with one of the appellants.

[**AA-2016-0315-PMLA-SL -1A**](#)

CEQA: ENV-2016-316-CE
Community Plan: Venice

Council District: 11 - Bonin
Last Day to Act: 12-07-16

PUBLIC HEARING REQUIRED

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

IN ATTENDANCE

Justin Block, the applicant's representative, Lawrence Szabo, representing the appellants.

Ms. Lawrence advised the Commission that there is a request to continue this matter to January 18, 2017. The representatives for the applicant and appellant requested that the matter be continued to January 18, 2017.

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission meeting of January 18, 2017. Commissioner Merritt seconded the motion.

The vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

[ZA-2014-0146-ZAD-1A](#)

CEQA: ENV-2013-3876-MND

Community Plan: Brentwood – Pacific Palisades

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 684 North Firth Avenue

IN ATTENDANCE

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Deputy City Attorney Monica Castillo, Lilly Bright, the applicant, Ben Reznik, the applicant's representative, Lawrence and Diedre Gordon, appellants, and John B. Murdock, the appellants' representative.

The Commission recessed into Closed Session from 5:01 p.m. to 5:15 p.m. pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit, *Cole et al. v. City of Los Angeles*, LASC Case No. BS155258.

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

The construction of a new single-family residence on a 52,940 square-foot lot fronting on a Substandard Limited Hillside Street in the RE 15-1-H Zone.

1. **Set aside** its previous decision of May 4, 2015;
2. **Grant** the appeal;
3. **Overturn** the Zoning Administrator's Determination to approve a height deviation up to 44.33 feet in lieu of the 30 feet otherwise permitted, pursuant to Los Angeles Municipal Code ("LAMC") § 12.24-X;
4. **Adopt** the Findings as modified by the Commission.

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

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

Vote: 4 – 1

MOTION PASSED

ITEM NO. 6

Commissioner Newhouse recused himself from this matter due to his participation in the Venice Neighborhood Council (VNC) when this matter was presented before the VNC.

[DIR-2016-750-CDP-MEL-1A](#)

CEQA: ENV-2016-751-CE

Community Plan: Venice

Council District: 11 – Bonin

PUBLIC HEARING REQUIRED

PROJECT SITE: 720 East Angelus Place

IN ATTENDANCE

Lakisha Hull, City Planner, representing the Planning Department; Mike Patterson, the applicant's representative, Lisa Ayock and Robin Rudisill, representing the appellants.

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

The demolition of a 1,176 square-foot, one-story single-family dwelling and the construction of a 3,044 square-foot, two-story, single-family dwelling, with a 366 square-foot two-car garage and one tandem space, with a maximum building height of 28-feet, located in the single-permit jurisdiction of the Coastal Zone.

1. **Find** that the project is Categorical Exempt pursuant to Article III, Section 1, and Class 3 (New Construction of Small Structures), Category 1 of the City of Los Angeles CEQA Guidelines. A Categorical Exemption, ENV-2016-750-CE, was filed pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California

- Public Resources Code;
2. **Grant** the appeal in part and overturned the Planning Director's approval of a Coastal Development Permit for the project;
 4. **Deny** the appeal and sustained the Planning Director's Determination of Mello Act Review Compliance in accordance with the Department of Housing + Community Investment Department's letter of July 19, 2016, for the demolition and construction of a single-family dwelling in the Coastal Zone;
 5. **Adopt** the attached Amended Findings.

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

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

Vote: 4 – 0

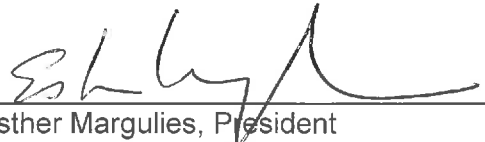
MOTION PASSED

ITEM NO. 7

PUBLIC COMMENT

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 9:50 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

JUN 07 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**