

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 19, 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 4:58 p.m. with Commissioners Halper and Waltz Morocco present. Commissioner Newhouse 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; Cecilia Lamas, Commission Executive Assistant, Rafael Vega, Senior Administrative Assistant and Rocky Wiles, Commission Office Manager for the Commission Office.

ITEM NO. 1

DIRECTOR'S REPORT

Debbie Lawrence, Senior City Planner made the following announcements:

- City of Los Angeles and Neighborhood Empowerment will have Planning 101 Sessions on August 16, 2017 for the West Los Angeles Area. Sessions are open to everyone and will be held at the Westchester Municipal Building from 6:00 p.m. to 9:30 p.m. Johnathan Hershey, Senior City Planner will staff the event.
- On August 8, 2017 the Venice Local Coastal Program will be holding a public workshop on mass scale and character. This is a continuation from March.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
Commissioner Halper stated that he would not be in attendance at the meeting of August 2, 2017; Commissioner Waltz Morocco stated that she may not be present at the meeting of August 16, 2017.
- B. Commission Requests:
There were requests from the Commission.
- C. Approval of the Minutes:
Commissioner Margulies moved to approve the minutes of February 1, 2017, February 15, 2017 and June 27, 2017. The motion was seconded by Commissioner Halper, and the vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

[ZA-2014-3040-CDP-MEL-1A](#)

CEQA: ENV-2014-3039-MND

Plan Area: Venice

Related Case: AA-2014-3038-PMLA-CN

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 656 and 656½ East California Avenue

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Elisa Paster of Glaser Weil Fink Howard Avchen and Shapiro LLP and Howard Robinson, representing the applicant; Robin Rudesill and Sue Kaplan, appellants.

At the request of the applicant's representative and with agreement by the appellants, the following motion was made:

MOTION:

Commissioner Halper moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of September 6, 2017. The motion was seconded by Commissioner Waltz Morocco, and the vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

ITEM NO. 5

DIR-2016-51-CDP-MEL-1A

CEQA: ENV-2016-52-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 07-19-17

Continued from: 05-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2812, 2814, 2816, 2818 South Grand Canal

IN ATTENDANCE:

Debbie Lawrence, Senior City Planner on behalf of Juliet Oh City Planning Associate, the project planner; Will Hawkins, appellant.

MOTION:

Commissioner Halper moved to continue the matter to the West Los Angeles Area Planning Commission meeting of October 4, 2017. Commissioner Margulies seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

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

CEQA: ENV-2014-3008-MND-REC1

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 11-01-17

Continued from: 08-17-16,
05-18-16, 03-16-16 and 05-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 811 – 815 South Ocean Front Walk

Request from the Applicant to the West Los Angeles Area Planning Commission to extend the time in which to act on the application and to continue the matter to the meeting of October 4, 2017 (Motion required).

MOTION:

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of October 4, 2017. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

DIR-2016-217-CDP-MEL-1A

CEQA: ENV-2016-218-CE

Plan Area: Brentwood-Pacific Palisades

Council District: 11 - Bonin

Last Day to Act: 07-19-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 15210-15222 West Earlham Street

IN ATTENDANCE:

Griselda Gonzalez, City Planner, representing the Planning Department; Jesus Adolfo Acosta, GeoTech Engineer III, representing the Department of Building and Safety; C.J. Laffer and Victor De La Cruz, Manatt Phelps, representing the applicant, Reza Akef, Metro Capital Builders Inc.; and Brett A. Bjornson, appellant.

MOTION:

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

The proposed construction of three single-family dwelling units each with an attached garage, deck and swimming pool with spa, on three separate lots (reduced from 4 lots). Project involves a haul route and the installation of retaining walls along the side property lines. The project also includes a lot line adjustment to merge 4 lots into 3 lots.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 8

ITEM NO. 8

PUBLIC COMMENT PERIOD

There were no speakers to address the Commission during public comment.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:02 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES

AUG 16 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**