

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 1, 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 4:40 p.m. with Commissioners Halper, Rozman, and Waltz Morocco present. Commissioner Newhouse was absent.

Also in attendance were Jonathan Hershey, 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.

ITEM NO. 1

DIRECTOR'S REPORT

Jonathan Hershey, Senior City Planner made the following announcements:

- In early August the Office of Zoning Administration began a new project involving the scanning and uploading of case index cards. These are archives and records kept for the Zoning Administrator cases from the beginning of their operation. These files are being converted digitally and will be integrated into our digital document system.
- On October 24, 2017, the Department Staff provided training to Design Review Board Members as part of an effort to streamline the review of design cases to gain efficiency and consistency on how boards are managed and how projects are reviewed in specialized areas throughout the City.
- On October 24, 2017, the Planning and Land Use Management Committee of the City Council considered two major policy items regarding Regulating Short Term Rentals and the proposed Affordable Housing Linkage Fee Ordinance.
- The Department of City Planning staff participated in a number of panel discussions about Los Angeles and changing its landscape and it was hosted by the ULI.
- On Saturday, October 28, 2017, the External Affairs Unit office facilitated a Planning 101 Training for residents in Boyle Heights.

- On October 31, 2017, the Planning and Land Use Management Committee of the City Council voted in favor of having the Hollywood Reporter Building located at 6709- 6713 West Sunset Boulevard listed as a Historic Cultural Monument.
- Next week the City Planning Commission will consider the Exposition Corridor Transit Neighborhood Plan. It is a land use plan developed by City Planning staff to improve transit use and mobility around five expo transit station areas.
- The Department of City Planning issued a quarterly report that outlines a number of programs, including a message from our Planning Director. It provides information about "Our LA 2040" the effort we are undertaking to update and modernize our General Plan.
- The Venice Local Coastal Program is holding a work shop, Saturday, November 4, 2017 at 10:00 a.m. at the Westminster Elementary School regarding Sea Level Rise Planning.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
There were no requests from the Commission.
- B. Commission Requests:
There were no requests from the Commission.
- C. Approval of the Minutes:
Commissioner Halper moved to approve the minutes of October 18, 2017. The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

PUBLIC COMMENT PERIOD

There were two speakers who addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations. One speaker addressed the Commission.

Commissioner Waltz Morocco recused herself from Agenda Item No. 6 at 5:07 p.m. She stated this item came before the Westside Neighborhood Council where she participated in a discussion and a vote.

ITEM NO. 6

ZA-2016-4513-CUB-1A

CEQA: ENV-2016-4514-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 11-19-17

PUBLIC HEARING HELD

SITE AREA: 10543 West Pico Boulevard

IN ATTENDANCE:

Franklin N. Quon, Associate Zoning Administrator, representing the Planning Department;
Margaret Taylor, Apex LA, representing the applicant/ appellant

MOTION:

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

An existing restaurant offering the sale and service of a full line of alcoholic beverages in conjunction with a proposed ancillary microbrewery.

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Class 5, Category 23, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Grant** the appeal **in part** and **sustain in part** the Zoning Administrator's determination to approve a Conditional Use Permit for the project;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings.

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

Moved: Margulies
Second: Halper
Ayes: Rozman

Recused: Waltz Morocco
Absent: Newhouse

Vote: 3 – 0

MOTION PASSED

Commissioner Waltz Morocco re-joined the meeting at 7:05 p.m. with Commissioners Halper, Margulies, and Rozman present.

The Commission recessed at 7:05 p.m. and reconvened at 7:21 p.m. with Commissioners Halper, Margulies, Rozman, and Waltz Morocco present.

ITEM NO. 7

[ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A](#)

CEQA: ENV-2014-3008-MND
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, 05-17-17,
07-19-17, and 10-04-17

PUBLIC HEARING HELD

SITE AREA: 811 – 815 South Ocean Front Walk

IN ATTENDANCE:

Jonathan Hershey, Senior City Planner representing the Planning Department; Neil Brower, Jeffer Mangels Butler and Mitchell, LLP, representing the applicant; Robin Rudisill and Gabriel Ruspini, appellants; and Margaret Malloy, representing the appellants.

The Commission took a few minutes to read through the appellant's appeal justification document.

The Commission recessed at 8:31 p.m. and reconvened at 8:34 p.m. with Commissioners Halper, Margulies, Rozman, and Waltz Morocco present.

MOTION:

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

The demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story 35- foot high, 11,147 square- foot mixed-use building containing a ground-level 2,691 square-foot restaurant, two dwelling units, and subterranean parking garage providing 36 parking spaces on property located within the dual-permit jurisdiction

parking garage providing 36 parking spaces on property located within the dual-permit jurisdiction of the Coastal Zone and within the Venice Coastal Zone Specific Plan.

1. **Grant** the appeal and **overturn** the Zoning Administrator's determination to approve a Coastal Development Permit, and a Mello Act Compliance Determination for the project; and
2. **Adopt** the Findings for denial as presented by the Commission.

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

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

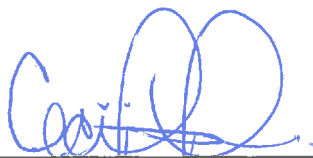
Vote: 4 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 10:10 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Cecilia Lamas
Commission Executive Assistant

ADOPTED

CITY OF LOS ANGELES

NOV 15 2017

CITY PLANNING DEPARTMENT
COMMISSION OFFICE