OFFICIAL

CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, December 20, 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 4:44 p.m. with Commissioners Halper, Rozman 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.

ITEM NO. 1

DIRECTOR'S REPORT

Debbie Lawrence, Senior City Planner made the following announcements:

- On December 8, 2017 the Department's Major Projects Division approved a Master Conditional Use Permit to allow the Westfield Century City Mall to sell a full line of alcoholic beverages in thirty-three restaurants in the mall and food court with one off-site sales approval.
- The Code Studies Division continued briefing Council offices on the proposed Processes and Procedures Chapter of the new Zoning Code. Briefings will continue for the next couple of weeks in order to inform Council Planning staff before the item is before the City Planning Commission which is tentatively scheduled for February 2018.
- On November 29, 2017, Vince P. Bertoni, AICP, Director of Planning Department, spoke before the Los Angeles Chamber of Commerce to provide an overview of the City's housing needs.

ITEM NO. 2

COMMISSION BUSINESS

A. Advance Calendar
There were no planned absences from the Commission.

B. Commission Requests:
There were no requests from the Commission.

C. Approval of the Minutes:
Commissioner Waltz Morocco moved to approve the minutes of November 15, 2017. The motion was seconded by Commissioner Halper and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

D. Revision to the Submittal Guidelines adopted in the West Los Angeles Area Planning Commission Rules and Operating Procedures.

The matter was tabled until the staff presenting arrived at the meeting.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

PUBLIC COMMENT PERIOD

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

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

Commissioner Margulies recessed the meeting at 5:09 p.m. and reconvened at 5:12 p.m. with Commissioners Halper, Rozman, and Waltz Morocco present.

ITEM NO. 6

DIR-2016-2679-CDP-MEL-1A
CEQA**:** ENV-2016-2680-CE
Plan Area: Brentwood – Pacific Palisades

Council District: 11 - Bonin
Last Day to Act: N/A
Continued from: 10-18-17 and 12-06-17

PUBLIC HEARING HELD

SITE AREA: 15333 West De Pauw Street

IN ATTENDANCE:
Alissa Gordon, City Planning Associate and Jason Chan, City Planner, representing the Planning Department; Reza Akef, Metro Capital Builders Inc., the applicant, Victor De La Cruz, Manatt, Phelps & Phillips LLP, representing the applicant; and Greg Wittmann, 500r LLC, representing the appellant.

MOTION:
Commissioner Halper moved to grant the appeal and overturn the Planning Director's determination to conditionally approve Coastal Development Permit for the Project. The motion was not seconded, and a new motion was laid on the floor.

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

The demolition of a one-story, approximately 1,902 square-foot, single-family dwelling and the construction, use, and maintenance of a two-story, 33-foot high, approximately 4,406 square-foot, single-family dwelling with an attached two-car garage, basement, deck, and indoor pool in the single-permit jurisdiction area of the Coastal Zone.

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19 and Section 15332 (Class 32); and Article III, Section 1, Class 3 Category 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section15300.2 applies;
2. **Grant** the appeal in part and **sustain** in part the Director of Planning's determination to conditionally approve a Coastal Development 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 Rozman and the vote proceeded as follows:

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

Vote: 3 – 1

MOTION PASSED

Rocky Wiles, Commission Office Manager, arrived and presented for Item No. 2D on the agenda.

ITEM NO. 2

COMMISSION BUSINESS

D. Revision to the Submittal Guidelines adopted in the West Los Angeles Area Planning Commission Rules and Operating Procedures.

Commissioner Rozman moved to approve the proposed revisions to the West Los Angeles Area Planning Commission Rules and Operating Procedures. The motion was seconded by Commissioner Halper and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

The Commission recessed at 7:48 p.m. and reconvened at 8:05 p.m. with Commissioners Halper, Margulies, Rozman, and Waltz Morocco present.

Commissioner Margulies announced that testimony for Item Nos. 7 and 8 would be heard together, however that separate actions would be taken on each item.

ITEM NO. 7

TT-72841-REV-1A Council District: 11 - Bonin
CEQA**:** ENV-2015-2716-MND Last Day to Act: 12-20-17
Plan Area: Venice
Related Case: DIR-2015-2823-CDP-1A

PUBLIC HEARING HELD

SITE AREA: 1656 South Abbot Kinney Boulevard
(583 East Venice Boulevard)

IN ATTENDANCE:
Iris Wan, City Planner and Griselda Gonzalez, City Planner, representing the Planning Department; Eddie Guerrero, Senior Transportation Engineer and Jose Elias, Transportation

Planning Associate II, representing the Department of Transportation; Martin Meeks, Venice Investors, LLC, applicant, Chris Parker, Pacific Crest Consultants, representing the applicant; Martin Meeks, Venice Investors, LLC, appellant, Elisa L. Paster, Glaser Weil LLP, representing the appellant, and James Murez, appellant; Tricia Keane, representing the Office of Councilmember Bonin.

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

A Tentative Tract Map for the Reversion to Acreage of 5,133 square feet along Abbot Kinney Boulevard and Venice Boulevard, located in the single permit jurisdiction area of the Coastal Zone in the Venice Coastal Zone Specific Plan.

1. **Grant** the appeal and **overturn** the Planning Director's determination to approve a Tentative Tract Map for the Project; and
2. **Adopt** the Findings for denial as presented by the Commission

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

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

Vote: 3 – 1

MOTION PASSED

The City Attorney stated on the record that a separate motion is required for the appeal related to the indemnification clause (filed by the applicant)

MOTION:
Commissioner Margulies moved to deny the appeal related to the removal of the indemnification clause (as a matter of procedure only). The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

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

Vote: 3 – 1

MOTION PASSED

ITEM NO. 8

DIR-2015-2823-CDP-1A Council District: 11 - Bonin
CEQA**:** ENV-2015-2716-MND Last Day to Act: 12-20-17
Plan Area: Venice
Related Case: TT-72841-REV-1A

PUBLIC HEARING HELD

SITE AREA: 1656 South Abbot Kinney Boulevard
(583 East Venice Boulevard)

IN ATTENDANCE:
Iris Wan, City Planner and Griselda Gonzalez, City Planner, representing the Planning Department; Eddie Guerrero, Senior Transportation Engineer and Jose Elias, Transportation Planning Associate II, representing the Department of Transportation; Martin Meeks, Venice Investors, LLC, applicant, Chris Parker, Pacific Crest Consultants, representing the applicant; Martin Meeks, Venice Investors, LLC, appellant, Elisa L. Paster, Glaser Weil LLP, representing the appellant, and James Murez, appellant; Tricia Keane, representing the Office of Councilmember Bonin.

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

A Coastal Development Permit for the Reversion to Acreage of 5,133 square feet along Abbot Kinney Boulevard and Venice Boulevard, located in the single permit jurisdiction area of the Coastal Zone in the Venice Coastal Zone Specific Plan.

1. **Grant** the appeal and **overturn** the Planning Director's determination to conditionally approve a Coastal Development Permit for the Project; and
2. **Adopt** the Findings for denial as presented by the Commission

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

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

Vote: 3 – 1

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 10:15 p.m.

Esther Margulies, President
West Los Angeles Area Planning Commission

Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES
JAN 17 2018
CITY PLANNING DEPARTMENT
COMMISSION OFFICE