

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 20, 2018
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 4:49 p.m. with Commissioners Newhouse, Rozman and Yellin present.

Commissioner Waltz Morocco was not in attendance.

Also in attendance were, Jonathan Hershey, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Rocky Wiles, City Planner; and Jason Wong, Senior Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

Jonathan Hershey, Senior City Planner reported on the following items of interest:

- During the month of June the department will be providing the Alliance of Neighborhood Councils with an update on the revised processes and procedures ordinance. The ordinance proposes to consolidate existing procedures, eliminate redundant work flows and reorganize content into a single article of the City Zoning Code.
- On Tuesday, June 5, 2018, the Planning and Land Use Management Committee of City Council adopted the proposed Century City Aviation Community Plan Implementation Overlay (CPIO) for properties located within general boundaries of Sepulveda Boulevard to the west, 96th Street to the north, La Cienega to the east and 102nd Street to the south.
- On Thursday, June 7, 2018, department staff attended the 2018 Los Angeles Section of the American Planning Association Awards Gala. This year the department was the recipient of two APA awards, the Comprehensive Plan Large Jurisdiction for the South Los Angeles and Southeast Los Angeles Community Plans and the Social Change and Diversity Cannabis Social Equity Program for the adoption of City's local cannabis ordinance.
- On Tuesday, June 12, 2018, the Planning and Land Use Management Committee of City Council approved a revised Linkage Fee which increases the Affordable Housing Linkage Fee to \$18.00 per square foot for residential uses in high market areas of the city.

Advance Calendar:

There were no changes to the advanced calendar.

Commission Requests:

There were no requests by the Commission

Approval of the Minutes:

Commissioner Yellin moved to approve the minutes of June 6, 2018. The motion was seconded by Commissioner Newhouse and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

DIR-2013-1725-BSA-1A

CEQA: N/A

Plan Area: Brentwood - Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: N/A

PROJECT SITE: 200 North Arno Way

COURT ISSUED WRIT COMMANDING THE WEST LOS ANGELES AREA PLANNING COMMISSION TO SET ASIDE AND RECONSIDER ITS FEBRUARY 28, 2014, DECISION

The item involves the presentation of, and request for action consistent with, a court issued Writ in *Svitek v. City of Los Angeles et al.*, LASC Case No. BS148145, and upheld in Appellate Court Case No. B268745. The Writ commands the West Los Angeles Area Planning Commission (“WLA APC”) to set aside and reconsider its February 28, 2014 determination concerning the height limitation applicable to the property, in light of the court’s decision. The court decided that the building permits correctly permitted a height of 37.9 feet for the dwelling at [200 N. Arno Way](#) pursuant to LAMC section 12.21.1, which allows a 45 foot height for residential structures in the Coastal Zone.

IN ATTENDANCE:

Amy Brothers, Deputy City Attorney; Kimberly Chemerinsky, Alston & Bird, LLP, representing the applicant.

Several members from the public were allowed to provide public testimony.

MOTION:

Commissioner Newhouse put forth the action below in compliance with a court issued Writ and court decision in *Svitek v. City of Los Angeles et al.*, LASC Case No. BS148145:

Set aside the Commission’s February 28, 2018, action and determination in Case No. DIR-2013-1725-BSA-1A and determine that neither the Department of Building and Safety nor the Zoning Administrator erred in upholding the 37.9 foot dwelling height allowed by Building Permit No. 11010-10000-00521 for 200 N. Arno Way.

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

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 6

ZA-2014-2466-CDP-MEL-1A

CEQA: ENV-2015-3019-MND-REC1

Plan Area: Brentwood - Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 230 North Arno Way

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, Kenton Trinh, City Planning Associate and Griselda Gonzalez, City Planner representing the Department; Lia Renee Memsic and Martin Murphy, appellants; Fred Gaines Johnnathen Say, applicant's representative.

MOTION:

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

The demolition of an existing one-story single-family dwelling with an attached garage and the construction of a new 5,780 square-foot two-story single-family dwelling with a 3,144 square-foot basement, 538 square-foot attached two-car garage, 482 square-foot covered patio, swimming pool and spa, and retaining walls.

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3019-MND, as circulated on November 30, 2015 ("Mitigated Negative Declaration"), and Errata dated November 3, 2017, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;;
2. Deny the appeal and sustain the Zoning Administrator's determination to approve a Coastal Development Permit, pursuant to Los Angeles Municipal Code Section 12.20.2 and Mello Act Compliance Review, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, for the project;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings by the Zoning Administrator

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

Moved: Newhouse
Second: Rozman
Ayes: Yellin
Nays: Margulies
Absent: Waltz Morocco

Vote: 3 - 1

MOTION PASSED

ITEM NO. 7

[DIR-2017-1895-CDP-MEL-1A](#)

CEQA: ENV-2017-1896-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 685 East Westminster Avenue

IN ATTENDANCE:

Juliet Oh, City Planner and Lambert Giessinger, Architect, Office of Historic Resources, representing the Planning Department; Celia Williams, Margaret Malloy, Beth Allyn, Miguel Bravo and Lydia Ponce, appellants; Elaine Penske, applicant; Elisa L. Paster, Glaser Weil Fink Howard Avchen & Shapiro, applicant's representative.

Due to the number of speakers present for Item No. 7, prior to hearing public testimony from those members of the public in support of the project, President Margulies tabled the matter in order to inquire with the applicant and the appellants of Item No. 8 if they would be amenable to a continuance.

ITEM NO. 8

[DIR-2016-2088-CDP-1A](#)

CEQA: ENV-2016-2089-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 2819 South Grayson Avenue

IN ATTENDANCE:

Ira Brown, City Planning Associate and Juliet Oh, City Planner representing the Department; Robin Rudisill and Alix Gucovsky, appellants; Gavin McKiernan, applicant's representative.

The appellants and the applicant agreed to a continuance. There was no public testimony.

MOTION:

Commission Margulies moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of August 1, 2018. Commissioner Newhouse seconded the motion, and the vote proceeded as follows:

Moved: Margulies
Second: Newhouse

Ayes: Rozman, Yellin
Absent: Waltz Morocco

Vote: 4 - 0

MOTION PASSED

President Margulies resumed the public hearing for Item No. 7.

After public testimony and Commission deliberation, the following motion was put forward:

MOTION:

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

Interior and exterior renovations, and the conversion (change of use) of a two-story, 12,311 square-foot church into a two-story, 11,760 square-foot single-family dwelling with a rooftop deck and attached four-car garage.

1. Determine based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 1, Category 1) and Section 15303 (City of Los Angeles CEQA Guidelines 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, Section 15300.2 applies;
2. Deny the appeal and sustain the Planning Director's determination to approve a Coastal Development Permit, a Project Permit Compliance Review and Mello Act Compliance Review for the project;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings by the Planning Director.

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

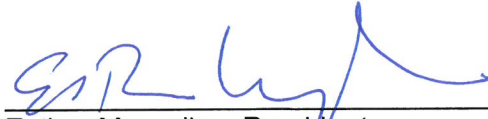
Moved: Newhouse
Second: Yellin
Nays: Margulies, Rozman
Absent: Waltz Morocco

Vote: 2 - 2

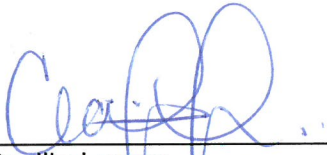
MOTION FAILED

After further deliberation, the Commission requested that the matter be brought back to the West Los Angeles Area Planning Commission meeting of August 15, 2018, when all Commissioners would be in attendance.

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 9:33 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Cecilia Lamas
Commission Executive Assistant

ADOPTED

CITY OF LOS ANGELES

JUL 18 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**