

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 21, 2019
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. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. **TO LISTEN TO THE AUDIO FILE:** UNDER General Info, **SELECT COMMISSIONS & HEARINGS, WEST LOS ANGELES, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE "AUDIO"** BUTTON.

The meeting was called to order by Commission President Michael Newhouse at 4:37 p.m., with Commissioners Esther Margulies and Adele Yellin in attendance. Commissioners Lisa Waltz Morocco and Heather Rozman were absent.

Also in attendance were Debbie Lawrence, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James Williams, Commission Executive Assistant II; Rafael Vega, Senior Administrative Assistant; and Marcos G. Godoy, Office Services Assistant.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Election of Officers:**

Commissioner Yellin moved to nominate Commissioner Michael Newhouse as the Commission President. Commissioner Margulies seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

Commissioner Margulies moved to nominate Commissioner Lisa Waltz Morocco as the Commission Vice President. Commissioner Newhouse seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

- **Director's Report:**

Debbie Lawrence, Senior City Planner, reported on the following items of interest:

- On August 13, 2019, the Planning and Land Use Management Committee (PLUM) considered a City Planning Department report on the City's proposed sign ordinance. They directed the Department to further refine regulations for off-site signage, establishment of sign districts, construction and location of digital signage, problematic take-down of billboards, annual penalty fee updates and expansion of fees to property owners, potential opt-out provisions for digital signs, and the establishment of phase-in periods to move signs in prohibited areas to places where they are allowed. PLUM directed Planning staff to revise and present the draft ordinance to the City Planning Commission before returning.
- Change to State Law AB-101 that eliminates CEQA clearance to certain homeless shelters. The new law establishes Low Barrier Navigation Centers, as a use by-right in areas zoned for mixed-use and non-residential zones permitting multi-family uses. In making this a by-right use, AB-101 eliminates any discretionary approval by the City for the development of Low Barrier Navigation Centers and therefore no CEQA clearance is required.

- **Advance Calendar:** There were no additions to the advance calendar.

- **Commission Requests:** There were no requests from the Commission.

- **Approval of the Minutes:** Commissioner Yellin moved to approve the minutes of July 17, 2019. The motion was seconded by Commissioner Margulies and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

There were three speakers.

ITEM NO. 4

RECONSIDERATIONS

There were no requests.

Commissioner Newhouse called Item No. 7 out of order. He recessed the meeting for technical reasons at 5:08 p.m. The meeting reconvened at 5:09 p.m. with Commissioners Margulies, Newhouse and Yellin in attendance.

ITEM NO. 7

ZA-2018-3419-ELD-1A

CEQA: ENV-2018-3420-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 08-21-19
Continued from 07-17-19

PUBLIC HEARING HELD

PROJECT SITE: 1122 South Roxbury Drive; 1112-1136 South Roxbury Drive

IN ATTENDANCE:

Frank Quon, Associate Zoning Administrator representing the Planning Department; Daniel Ahadian, nur – Development Consulting and Ellia Thompson, Ervin, Cohen & Jessup, LLP representing the Applicant/Appellant Leonard Rosenblatt, Lenmar Roxbury, LLC; Aviv Kleinman, representing the Office of Council District Five.

Commissioner Newhouse recessed the meeting at 6:08 p.m. The meeting reconvened at 6:11 p.m. with Commissioners Margulies, Newhouse and Yellin in attendance

MOTION:

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

1. Deny the appeal and sustain the March 22, 2019 Zoning Administrator's determination which denied an Eldercare Facility Unified Permit for an Eldercare Facility with 57 units, 56 units reserved for Senior Independent Housing and one unit reserved for Assisted Living Care Housing; and
2. Adopt the Findings of the Zoning Administrator.

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

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

Vote: 3 – 0

MOTION PASSED

Commissioner Newhouse called Item Nos. 5 and 6 concurrently as they are related to the same project.

ITEM NO. 5

AA-2014-1989-PMLA-SL-1A

CEQA: ENV-2014-1988-EIR

Plan Area: Venice

Related Case: ZA 2014-1987-CDP-1A

Council District: 11 – Bonin

Last Day to Act: 08-21-19

Continued from 06-19-19

PUBLIC HEARING HELD

PROJECT SITE: 1209 South 6th Avenue and 566 East San Juan Avenue

IN ATTENDANCE:

Will Lamborn, City Planner, Adam Villani, City Planner, and Lambert Giessinger, Architect representing the Planning Department; Brian Silvestri representing the Applicant; David Ewing and Sue Kaplan representing the appellant Cecilia Williams

Commissioner Newhouse recessed the meeting at 6:30 p.m. The meeting reconvened at 6:32 p.m. with Commissioners Margulies, Newhouse and Yellin in attendance.

MOTION:

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

1. Grant the appeal and overturn the March 22, 2019 Zoning Administrator's determination;
2. Disapprove, pursuant to Sections 17.53 and 12.22 C,27 the Los Angeles Municipal Code, Parcel Map No. AA-2014-1989-PMLA-SL for a subdivision of the subject site into two small lot homes on a 5,005 net square feet site in the Venice Community Plan; and
3. Adopt the Findings of the Commission.

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

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

Vote: 2 – 1

MOTION FAILED

ITEM NO. 6

ZA-2014-1987-CDP-1A

CEQA: ENV-2014-1988-EIR

Plan Area: Venice

Related Case: AA-2014-1989-PMLA-SL-1A

Council District: 11 – Bonin

Last Day to Act: 08-21-19

Continued from 06-19-19

PUBLIC HEARING HELD

PROJECT SITE: 1209 South 6th Avenue and 566 East San Juan Avenue

IN ATTENDANCE:

Will Lamborn, City Planner, Adam Villani, City Planner and Lambert Giessinger, Architect representing the Planning Department; Brian Silvestri representing the Applicant; David Ewing and Sue Kaplan representing the appellant Cecilia Williams

Commissioner Newhouse recessed the meeting at 7:08 p.m. The meeting reconvened at 7:12 p.m. with Commissioners Margulies, Newhouse and Yellin in attendance.

MOTION:

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

1. Deny the appeal and sustain the March 22, 2019 Zoning Administrator's determination;
2. Disapprove, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the demolition of an existing vacant church building and the construction of two small lot homes; and
4. Adopt the Findings of the Zoning Administrator.

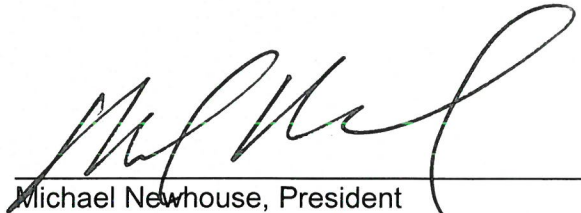
The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

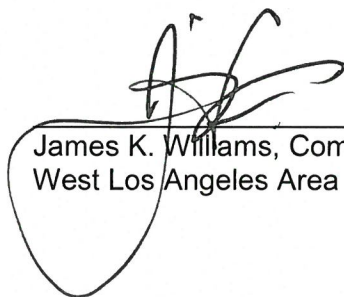
Moved: Newhouse
Second: Yellin
Nays: Margulies, Yellin
Absent: Waltz Morocco, Rozman

Vote: 1 – 2

MOTION FAILED

There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 8:13 p.m.


Michael Newhouse, President
West Los Angeles Area Planning Commission


James K. Williams, Commission Executive Assistant II
West Los Angeles Area Planning Commission

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