

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, October 16, 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: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, FILTER BY “**WEST LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The meeting was called to order by Commission President Michael Newhouse at 4:30 p.m., with Commissioners Heather Rozman, Esther Margulies, Lisa Waltz Morocco and Adele Yellin in attendance.

Also in attendance were Jonathan Hershey, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James K. Williams, Commission Executive Assistant II; Marcos Godoy and Yasmin Moran, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:**

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

- On Wednesday October 2, 2019, the Planning Department held its annual Planning Day. A geographically tailored event intended to broaden staff’s understanding of the City. This years’ Planning Day focused on the Northeast San Fernando Valley. A speech was given by Stephanie Klasky-Gamer President and CEO of LA Family Housing (a non-profit developer building supportive housing for the homeless);
- On Wednesday October 3, 2019, the City Council adopted an ordinance to establish a process for appealing CEQA clearances;
- The Planning Department improved its digital presence by updating its website and logo. The new website explains technical Planner terminology and is more user friendly.

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

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

- **Approval of the Minutes:** Commissioner Waltz Morocco moved to approve the minutes of October 2, 2019. The motion was seconded by Commissioner Rozman and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

No speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests.

ITEM NO. 5

[DIR-2018-7279-BSA-1A](#)

CEQA: N/A

Plan Area: Bel Air-Beverly Crest

Council District: 5 – Koretz

Last Day to Act: 10-28-19

PUBLIC HEARING HELD

PROJECT SITE: 1455 North Claridge Drive

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Kevin McDonnell, Jeffer, Mangels, Butler & Mitchell, LLP representing Karen Heck, Appellant (BSA Appeal Applicant); Athena Novak, AHN and Associates representing Benjamin Javaheri, Owner; Victor Cuevas, Assistant Bureau Chief and Chad Doi, Building Civil Engineer II, representing Building and Safety

MOTION:

Commissioner Waltz Morocco put forth the actions below and moved to:

1. Deny the appeal;
2. Sustain the July 29, 2019, Planning Director's determination which denied an appeal that the Department of Building and Safety erred or abused its discretion in issuing Building Permit Nos. 16014-30000-00214, 16014-20001-00214, 16014-20002-00214 and 16014-20003-00214, all for a new basement addition and new second floor addition to an existing single-family dwelling; and
3. Adopt the Findings of the Planning Director.

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

Moved: Waltz Morocco
Seconded: Yellin
Ayes: Margulies, Newhouse, Rozman

Vote: 5 – 0

MOTION PASSED

Commissioner Newhouse recessed the meeting at 6:58 p.m. He reconvened the meeting at 7:07 p.m. with Commissioners Margulies, Rozman, Waltz Morocco and Yellin attendance.

ITEM NO. 6

VTT-82166-SL-1A

CEQA: ENV-2019-393-CE

Plan Area: Palms-Mar Vista-Del Rey

Council District: 11 – Bonin

Last Day to Act: 10-16-19

PUBLIC HEARING HELD

PROJECT SITE: 11700-11706 West Charnock Road; 3601 South McLaughlin Avenue

IN ATTENDANCE:

Joann Lim, City Planning Associate and Oliver Netburn, City Planner representing the Planning Department; Harvey Goodman, Civil Engineer representing Lew Futterman, 1485 PH, LLC, Applicant; Michael Sinkov, Attorney at Law representing Thomas Ponton, Appellant; Len Nguyen Senior Planning Deputy and Jason Douglas, Senior Planning Deputy representing Council District 11

MOTION:

Commissioner Yellin put forth the actions below and moved to:

1. Deny the appeal;
2. Sustain the July 29, 2019, Planning Director's determination which:
 - Determined that the project is categorically exempt from environmental review under ENV-2019-393-CE, pursuant to Section 21080 of the California Public Resources Code, and Article 19, Section 15332 (Class 32) of the CEQA Guidelines;
 - Approved pursuant to Section 17.06 of the Los Angeles Municipal Code Vesting Tentative Tract Map No. 82166-SL for the subdivision of one lot into six small lots, located on a 6,861 square-foot site in the R3-1 Zone; and
3. Adopt the Findings of the Deputy Advisory Agency.

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

Moved: Yellin
Seconded: Waltz Morocco
Ayes: Margulies, Newhouse, Rozman

Vote: 5 – 0

MOTION PASSED

Commissioner Newhouse recessed the meeting at 8:51 p.m. He reconvened the meeting at 8:56 p.m. with Commissioners Margulies, Rozman, Waltz Morocco and Yellin attendance.

ITEM NO. 7

DIR-2019-3585-DRB-SPP-SPPA-1A

CEQA: ENV-2019-3586-CE

Plan Area: Westwood

Council District: 5 – Koretz

Last Day to Act: 10-30-19

PUBLIC HEARING HELD

PROJECT SITE: 1100 South Westwood Boulevard

IN ATTENDANCE:

Julia Duncan, Planning Assistant and Jason Chan, City Planner representing the Planning Department; Steven D. Sann, Appellant; Mitch Chemers, Imagetech Services, LLC representing Betty Leu, AT&T-CRE Mobility

MOTION:

Commissioner Yellin put forth the actions below and moved to:

1. Deny the appeal;
2. Sustain the July 29, 2019, Planning Director's determination which:
 - Determined based on the whole of the administrative record that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15311, Class 11 (Accessory Structures), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
 - Approved, pursuant to Sections 16.50 and 11.5.7 C of the Los Angeles Municipal Code (LAMC), a Project Permit Compliance Review and Design Review for two wall signs, two door signs, and two pedestrian signs for an existing retail store, with conditions;
 - Approved, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to allow two wall signs to be placed at a height of 21 and 22 feet above grade, with conditions, in lieu of the maximum allowable wall sign height of 20 feet per Section 11.F of the Westwood Village Specific Plan; and
3. Adopt the Findings of the Planning Director.

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

Moved: Yellin

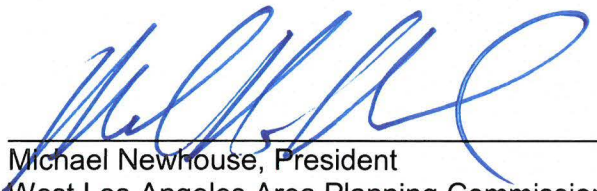
Seconded: Margulies

Ayes: Newhouse, Rozman, Waltz Morocco

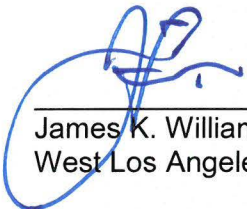
Vote: 5 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission
Commissioner Newhouse adjourned the meeting at 10:00 p.m.



Michael Newhouse, President
West Los Angeles Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

NOV 06 2019
CITY PLANNING DEPARTMENT
COMMISSION OFFICE