

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 6, 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 4:32 p.m., with Commissioners Heather Rozman, Esther Margulies, Lisa Waltz Morocco and Adele Yellin in attendance.

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

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:**

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

- City Planning and the Housing Community Investment Department (HCID), presented recommendations to be used for the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA). Members of the Committee expressed the desire to bring down the cost of affordable housing while encouraging private investment and modify the existing provisions that would apply penalties to the City for not meeting housing goals. The Committee adopted the recommendations of the Planning Department which will be submitted to SCAG for consideration; and
- An invitation was extended to the California Coastal Commission to have someone speak before the West LA Area Planning Commission about Environmental Justice quality. There was no official response to the invitation but a webinar that was hosted by the Coastal Commission was made available.

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

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

- **Approval of the Minutes:** Commissioner Rozman moved to approve the minutes of October 16, 2019. The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

Moved: Rozman
Second: Waltz Morocco
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 Nos. 5, 6 and 7 are related to the same project and were heard concurrently. There were separate motions made for each case.

ITEM NO. 5

[DIR-2017-264-CDP-MEL-1A](#)

DIR-2017-268-CDP-MEL-1A
DIR-2017-334-CDP-MEL-1A
DIR-2017-336-CDP-MEL-1A
DIR-2017-361-CDP-MEL-1A
DIR-2017-366-CDP-MEL-1A
DIR-2017-445-CDP-MEL-1A
DIR-2017-449-CDP-MEL-1A

Council District: 11 – Bonin
Last Day to Act: 11-13-19
Continued from June 5, 2019
and August 7, 2019

CEQA: ENV-2017-1259-MND; ENV-2017-1259-CE
Plan Area: Brentwood-Pacific Palisades
Related Cases: AA-2016-4700-PMEX-1A; AA-2016-4696-PMEX-1A

PUBLIC HEARING HELD

PROJECT SITE: 560, 566, 572, 578, 600, 608, 614 and 620 North Marquette Street

IN ATTENDANCE:

Kenton Trinh, City Planning Associate, Marc Woerschling, City Planner and Juliet Oh, City Planner representing the Planning Department; Neill Brower, Jeffer, Mangels, Butler & Mitchell, representing Cosimo Pizzulli, Pizzulli Associates, Inc., Applicant; Thomas Donovan, representing Gene Rink, Gregory Morse, Lisa Locker, Linda Deacon, Save Las Pulgas Canyon, Inc, Appellant #1 and Kenneth J. Scherr, Save Los Pulgas Canyon, Inc., Appellant #2.

MOTION:

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

Lot line adjustments to reconfigure the size and shape of the eight existing lots; the demolition of an existing 1,871 square-foot one-story single-family dwelling with an attached two-car garage, existing 2,100 square-foot one-story single-family dwelling with a 400 square-foot detached two-car garage and swimming pool, and existing 425 square-foot one-story accessory structure; the construction of eight new two-story single-family dwellings with attached garages, basements, swimming pools and/or spas, one on each lot, ranging from 5,449 to 8,174 square feet in floor area and up to 33 feet in height; the construction of a new 12-foot tall retaining wall extension; the construction of a new sewer system extension; and approximately 6,250 cubic yards of combined grading and the export of approximately 475 cubic yards of earth, all on a property consisting of eight existing lot.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-1259-MND, as circulated on July 26, 2018, ("Mitigated Negative Declaration"), 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; find, that the mitigation measures have been made enforceable conditions on the Project; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1) and Section 15332 (Class 32), Exemptions from CEQA, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. Approve, pursuant to Section 12.21 C.10(b)(3)(ii) of the Los Angeles Municipal Code, eight Coastal Development Permits and pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, Mello Act Compliance Review to allow the proposed Projects in a Single Permit Jurisdiction Area of the California Coastal Zone;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings as amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

AA-2016-4700-PMEX-1A

CEQA: ENV-2017-1259-CE

Plan Area: Brentwood-Pacific Palisades

Related Cases:

DIR-2017-264-CDP-MEL-1A

DIR-2017-268-CDP-MEL-1A

DIR-2017-334-CDP-MEL-1A

DIR-2017-336-CDP-MEL-1A

DIR-2017-361-CDP-MEL-1A

DIR-2017-366-CDP-MEL-1A

DIR-2017-445-CDP-MEL-1A

DIR-2017-449-CDP-MEL-1A

AA-2016-4696-PMEX-1A

Council District: 11 – Bonin

Last Day to Act: 11-13-19

PUBLIC HEARING HELD

PROJECT SITE: 578 North Marquette Street

IN ATTENDANCE:

Kenton Trinh, City Planning Associate, Marc Woerschling, City Planner and Juliet Oh, City Planner representing the Planning Department; Neill Brower, Jeffer, Mangels, Butler & Mitchell, representing Cosimo Pizzulli, Pizzulli Associates, Inc., Applicant; Thomas Donovan, representing Gene Rink, Gregory Morse, Lisa Locker, Linda Deacon, Save Las Pulgas Canyon, Inc, Appellant #1 and Kenneth J. Scherr, Save Los Pulgas Canyon, Inc., Appellant #2.

MOTION:

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

Parcel Map Exemption (Lot Line Adjustment) to the boundary lines between three legal lots under the same ownership.

1. Determine, based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) 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 appeals in part and grant the appeals in part;
3. Sustain the Deputy Advisory Agency's finding, pursuant to Section 17.50 B.3(c) of the Los Angeles Municipal Code, that the adjustment of the common lot lines between parcels on the map dated August 13, 2019 are exempt from a Parcel Map;
4. Adopt the Conditions of Approval;
5. Adopt the Findings as amended by the Commission.

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

Moved: Newhouse

Seconded: Waltz Morocco

Ayes: Margulies, Rozman, Yellin

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

AA-2016-4696-PMEX-1A

CEQA: ENV-2017-1259-CE

Plan Area: Brentwood-Pacific Palisades

Related Cases:

DIR-2017-264-CDP-MEL-1A

DIR-2017-268-CDP-MEL-1A

DIR-2017-334-CDP-MEL-1A

DIR-2017-336-CDP-MEL-1A

DIR-2017-361-CDP-MEL-1A

DIR-2017-366-CDP-MEL-1A

DIR-2017-445-CDP-MEL-1A

DIR-2017-449-CDP-MEL-1A

AA-2016-4700-PMEX-1A

Council District: 11 – Bonin

Last Day to Act: 11-13-19

PUBLIC HEARING HELD

PROJECT SITE: 578 North Marquette Street

IN ATTENDANCE:

Kenton Trinh, City Planning Associate, Marc Woerschling, City Planner and Juliet Oh, City Planner representing the Planning Department; Neill Brower, Jeffer, Mangels, Butler & Mitchell, representing Cosimo Pizzulli, Pizzulli Associates, Inc., Applicant; Thomas Donovan, representing Gene Rink, Gregory Morse, Lisa Locker, Linda Deacon, Save Las Pulgas Canyon, Inc, Appellant #1 and Kenneth J. Scherr, Save Los Pulgas Canyon, Inc., Appellant #2

MOTION:

Commissioner Newhouse put forth the actions below and moved to:

Parcel Map Exemption (Lot Line Adjustment) to the boundary lines between four legal lots under the same ownership.

1. Determine, based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) 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 appeals in part and grant the appeals in part;
3. Sustain the Deputy Advisory Agency's finding, pursuant to Section 17.50 B 3(c) of the Los Angeles Municipal Code, that the adjustment of the common lot lines between parcels on the map dated August 13, 2019 are exempt from a Parcel Map;
4. Adopt the Conditions of Approval as technically modified by the Commission; and
5. Adopt the Findings as amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

Commissioner Newhouse recessed the meeting at 6:28 p.m. He reconvened the meeting at 6:36 p.m. with Commissioners Margulies, Rozman, Waltz Morocco and Yellin in attendance.

ITEM NO. 8

ZA-2018-1151-ZAD-1A

CEQA: ENV-2018-1152-CE
Plan Area: Bel Air- Beverly Crest

Council District: 5 – Koretz
Last Day to Act: 11-29-19

PUBLIC HEARING HELD

PROJECT SITE: 1376 North Angelo Drive

IN ATTENDANCE:

Jason Chan, City Planner representing the Planning Department; John Parker, Pacific Crest Consultants representing Kourosh Nazarian, Sam Nazarian Properties, LLC, Applicant; Tom Murphy, M3 Civil, Inc. representing Bill Campoy, Appellant

MOTION:

Commissioner Newhouse put forth the actions below and moved to:

1. Determine, based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (Class 3, Category 1 New Construction or Conversion of Small Structures) and Section 15332(Class 32 Infill Development), 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 in part and grant the appeal in part;
3. Sustain the Zoning Administrator's approval, pursuant to Section 12.24 X.28, of the Los Angeles Municipal Code, of a Zoning Administrator's Determination to allow the construction of a single-family dwelling fronting on a Substandard Hillside Limited street which does not have a 20-foot continuous paved roadway from the driveway apron the boundary of the Hillside area as required by LAMC Section 12.21 C.10(i)(3);
4. Adopt the Conditions of Approval as technically modified by the Commission; and
5. Adopt the Findings as amended by the Commission.

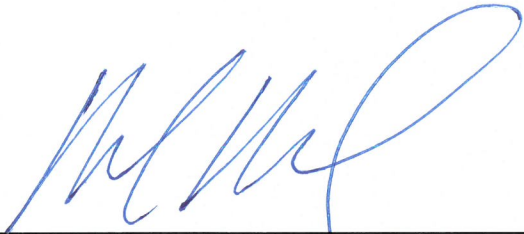
The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

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

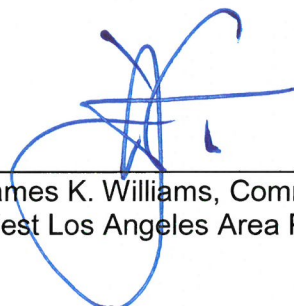
Vote: 5 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission
Commissioner Newhouse adjourned the meeting at 7:48 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

FEB 05 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**