

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 20, 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 Vice President Lisa Waltz Morocco at 4:37 p.m., with Commissioners Heather Rozman, Esther Margulies and Adele Yellin in attendance. Commissioner Michael Newhouse was absent.

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; Rafael Vega, Senior Administrative Assistant and Denise Otero, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:**
Jonathan Hershey, Senior City Planner had no report.
- **Advance Calendar:** There were no additions to the advance calendar.
- **Commission Requests:** Commissioner Waltz Morocco requested an update on Assembly Bill AB-881 at the next meeting. Commissioner Rozman requested an update on the Mello Act.
- **Approval of the Minutes:** The minutes of November 6, 2019 were continued to the next meeting by consent.

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 for reconsideration.

Item Nos. 5 and 6 are related to the same project and were heard concurrently. There were separate motions made for each case.

ITEM NO. 5

AA-2016-3290-PMLA-SL-1A

CEQA: ENV-2016-3293-CE

Plan Area: Venice

Related Case: DIR-2016-3291-CDP-MEL-1A

Council District: 11 – Bonin

Last Day to Act: 11-20-19

Continued from 09-18-19
and 10-02-19

PUBLIC HEARING HELD

PROJECT SITE: 635-637 East San Juan Avenue

IN ATTENDANCE:

Jeff Khau, City Planning Associate, Juliet Oh, City Planner representing the Planning Department; Steve Kaplan, Steve Kaplan Land Use Law and Howard Robinson and Mitchell Steinberry, Howard Robinson and Associates representing Kevin Zhang, 187 Monterey Holding, LLC, Applicant; Bill Przlucki representing People Organized for Westside Renewal (POWER), Robin Rudisill, Sue Kaplan, Celia Williams, Appellant; Jason Douglas, Planning Deputy representing Council District 11

MOTION:

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

Preliminary Parcel Map (Small Lot Subdivision) to subdivide one existing lot totaling approximately 4,800 square feet into two new small lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area – in conjunction with the demolition of an existing duplex and single-family dwelling, and the construction of a two-story, single-family dwelling with a roof deck on each newly subdivided lot, with residential floor areas of 2,181 (Unit A) and 1,740 square feet (Unit B). Six parking spaces are provided onsite.

1. Determine, pursuant to CEQA Guidelines, Sections 15303, 15315, and 15332, that the project is exempt from CEQA and that 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 June 28, 2019 Advisory Agency's determination which approved, pursuant to Sections 17.51, 17.53, and 12.22 C.27 of the Los Angeles Municipal Code, Parcel Map No. AA-2016-3290-PMLA-SL, for a maximum 2 small lots, in the Venice Community Plan;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

DIR-2016-3291-CDP-MEL-1A

CEQA: ENV-2016-3293-CE

Plan Area: Venice

Related Case: AA-2016-3290-PMLA-SL-1A

Council District: 11 – Bonin
Last Day to Act: 11-20-19
Continued from 09-18-19
and 10-02-19

PUBLIC HEARING HELD; LIMITED PUBLIC HEARING HELD

PROJECT SITE: 635-637 East San Juan Avenue

IN ATTENDANCE:

Jeff Khau, City Planning Associate, Juliet Oh, City Planner representing the Planning Department; Steve Kaplan, Steve Kaplan Land Use Law, Howard Robinson and Mitchell Steinberry, Howard Robinson and Associates representing Kevin Zhang, 187 Monterey Holding, LLC, Applicant; Bill Przlucki, People Organized for Westside Renewal (POWER), Robin Rudisill, Sue Kaplan, Celia Williams, Appellant; Jason Douglas, Planning Deputy representing Council District 11

MOTION:

Commissioner Rozman put forth the actions below in conjunction with the approval of the following proposed project and modified project.

A Coastal Development Permit to authorize the demolition of an existing duplex and single-family dwelling, the subdivision of one 4,800 square-foot lot into two new lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area, and the construction of a two-story single-family dwelling with a roof deck on each newly created lot; a total of six parking spaces are provided.

Preliminary Parcel Map (Small Lot Subdivision) to subdivide one existing lot totaling approximately 5,200 square feet into two (2) new small lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area – in conjunction with the demolition of an existing duplex and single-family dwelling, the removal of four trees, and the construction of a two-story, single-family dwelling with a roof deck on each newly subdivided lot. The project includes the construction of a 2,091 square-foot single-family dwelling on Parcel A and a 1,287 square-foot single-family dwelling with a 396 square-foot attached Accessory Dwelling Unit (ADU) on Parcel B. Six (6) parking spaces are provided onsite.

1. Determine, pursuant to CEQA Guidelines, Sections 15303, 15315, and 15332, that the project is exempt from CEQA and that 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, grant the appeal in part and sustain the June 28, 2019 Director's determination which:

2. Deny the appeal in part, grant the appeal in part and sustain the June 28, 2019 Director's determination which:
 - a. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the modified project in the single permit jurisdiction of the Coastal Zone; and
 - b. Approved, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the demolition of three existing Residential Units and construction of three Residential Units in the California Coastal Zone;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the amended Findings.

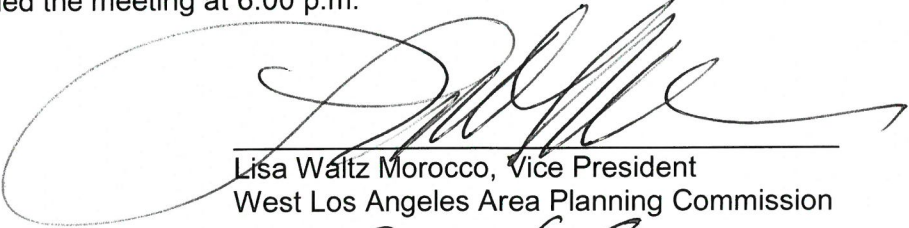
The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

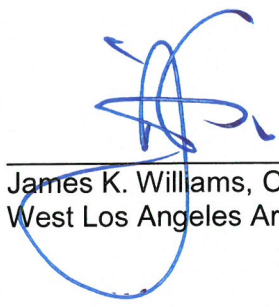
There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 6:00 p.m.



Lisa Waltz Morocco, Vice President
West Los Angeles Area Planning Commission



Adele Yellin, Commissioner
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**