

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, March 7, 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](http://planning.lacity.org).

The meeting was called to order by Commission President, Esther Margulies at 4:47 p.m. with Commissioners Newhouse, Rozman and Waltz Morocco present.

Also in attendance were Debbie Lawrence, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Cecilia Lamas, Commission Executive Assistant, Rafael Vega, Senior Administrative Assistant, and Rocky Wiles, Commission Office Manager.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

Debbie Lawrence, Senior City Planner made the following announcements:

- **Update on CEQA Streamlining Tools:**
  - A series of bills were passed by the State Legislature in 2017 to streamline approval for certain projects and new tools were developed to make the housing process move faster and inexpensive. Governor Brown signed legislation for a package of fifteen bills to address the State's housing affordability crisis.
  - SB 35 was intended to streamline the permitting for those jurisdictions not meeting their regional housing assessment needs, only thirteen are meeting those needs and Beverly Hills is one of them, but most jurisdictions are not. This also applies to jurisdictions that have not provided an annual report for two years. It applies to projects with two or more units on sites that are zoned or planned for residential use. Those with ten or more units must meet affordable housing and labor requirements. They have to pay prevailing wages and some must use skilled and trained workers. There is a list of exclusions and one of them is that a site cannot be in a Coastal Zone.
  - Within sixty to ninety days the Planning Department needs to provide a list with all the consistencies with all the Zoning and Design Review Standards that are in effect at the time of submittal of the case. There are several streamlining tools that have been around for a while. The primary tools are targeted for infill projects, transit priority projects and transit oriented infill projects. They have to be consistent with the density and land use established by the SCAG Regional Transportation Plan on sustainable communities strategies.

- SB 226 is an urban infill and this looks at consistency with local plans. It applies to residential, mixed use, commercial, schools or public office buildings. It utilizes a plan level EIR as long as the EIR is not old or dated. It limits review to a project's specific impacts that were not addressed in the EIR and it has to meet statewide performance standards in appendix M, but it includes incorporating onsite renewable energy generation, if feasible.
- SB 375 streamlines for transit priority projects. This is for residential projects or mixed use projects with at least fifty percent of the total building floor area for residential and a minimum density of twenty dwelling units per acre.
- SB 743 is streamlining for transit oriented infill projects which applies to residential, mixed use projects and employment centers. This is for Specific Plans. Parking, visual resources, aesthetic character, shade and shadow shall not be considered an impact.
- Advance Calendar:  
Commissioner Waltz Morocco stated she would be absent for the meeting of April 18, 2018.
- Commission Requests:
  - Commissioner Margulies requested that planning staff avoid scheduling cases that have the last day to act as the date of the meeting.
  - Commissioner Margulies requested an extension of time for Case No. DIR-2017-1539-DRB-SPP-1A scheduled for the meeting of May 2, 2018 which has a last day to act of May 2, 2018. Jason Chan, City Planner stated he would make an attempt to obtain extension of time from the applicant.
- Approval of the Minutes:  
Commissioner Waltz Morocco moved to approve the minutes of February 21, 2018. The motion was seconded by Commissioner Rozman and the vote proceeded as follows:

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

**Vote: 3 - 0**

**MOTION PASSED**

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## **ITEM NO. 2**

### **NEIGHBORHOOD COUNCIL**

There were no presentations by Neighborhood Council representatives.

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## **ITEM NO. 3**

### **PUBLIC COMMENT PERIOD**

There were two speakers who requested to address the Commission during public comment.

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## ITEM NO. 4

### **RECONSIDERATIONS**

There were no requests for reconsiderations.

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## ITEM NO. 5

### **DIR-2017-2942-DRB-SPP-1A**

CEQA: ENV-2017-2943-CE

Plan Area: Westwood

Council District: 5 - Koretz

Last Day to Act: 03-07-18

### **PUBLIC HEARING HELD**

**SITE AREA:** 1099 South Westwood Boulevard

### **IN ATTENDANCE:**

Jason Chan, City Planner, representing the Planning Department; Margaret Taylor, Apex LA, applicant; Steven D. Sann, appellant.

### **MOTION:**

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

Façade improvements to an existing patio, installation of a rooftop equipment screen, and new signage.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 and Article III, Class 11, Category 1 (Accessory Structures); 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 the project within the Westwood Community Design Review Board Specific Plan and approve a Westwood Village Specific Plan Project Permit Compliance for the project;
3. **Adopt** the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated March 7, 2018; and
4. **Adopt** the Findings.

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

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

**Vote: 3 - 0**

### **MOTION PASSED**

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The Commission recessed at 5:11 p.m. Commissioner Newhouse joined the meeting. The Commission re-convened at 5:29 p.m. with all Commissioners present.

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Commissioner Margulies announced Item Nos. 6, 7, and 8 will be heard together, but that separate actions would be taken for each item

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## ITEM NO. 6

### **DIR-2015-3504-CDP-SPP-MEL-1A**

CEQA: ENV-2015-3505-CE

Plan Area: West Los Angeles

Related Cases: DIR-2015-3506-CDP-SPP-MEL-1A;

DIR-2015-3507-CDP-SPP-MEL-1A

Council District: 11 - Bonin

Last Day to Act: 04-11-18

### **PUBLIC HEARING HELD**

**SITE AREA:** 925-927 West Marco Place

### **IN ATTENDANCE:**

Juliet Oh, City Planner and Ken Bernstein, Principal City Planner, representing the Planning Department; Ron Harel, applicant; Sue Kaplan, Shepard Stern and Mary Jack, appellants; and Amanda Seward, appellant's representative.

### **MOTION:**

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

The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 West Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 West Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear of the single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,481 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,264 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 and Article III, Section 1, Class 3, Category 1, and Sections 15331 and 15332 of the City CEQA Guidelines; 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.

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

Moved: Newhouse  
Second: Rozman  
Nayes: Margulies, Waltz Morocco

**Vote: 2 - 2**

**MOTION FAILED**

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## **ITEM NO. 7**

### **DIR-2015-3506-CDP-SPP-MEL-1A**

CEQA: ENV-2015-3505-CE

Plan Area: West Los Angeles

Related Cases: DIR-2015-3504-CDP-SPP-MEL-1A;  
DIR-2015-3507-CDP-SPP-MEL-1A

Council District: 11 - Bonin

Last Day to Act: 04-11-18

### **PUBLIC HEARING HELD**

**SITE AREA:** 925-927 West Marco Place

### **IN ATTENDANCE:**

Juliet Oh, City Planner and Ken Bernstein, Principal City Planner, representing the Planning Department; Ron Harel, applicant; Sue Kaplan, Shepard Stern and Mary Jack, appellants; and Amanda Seward, appellant's representative.

### **MOTION:**

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

The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 West Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 West Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear of the single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,481 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,264 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 and Article III, Section 1, Class 3, Category 1, and Sections 15331 and 15332 of the City CEQA Guidelines; 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.

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

Moved: Newhouse  
Second: Rozman  
Nayes: Margulies, Waltz Morocco

**Vote: 2 - 2**

**MOTION FAILED**

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**ITEM NO. 8**

**DIR-2015-3507-CDP-SPP-MEL-1A**

CEQA: ENV-2015-3505-CE

Plan Area: West Los Angeles

Related Cases: DIR-2015-3504-CDP-SPP-MEL-1A;  
DIR-2015-3506-CDP-SPP-MEL-1A

Council District: 11 - Bonin

Last Day to Act: 04-11-18

**PUBLIC HEARING HELD**

**SITE AREA:** 925-927 West Marco Place

**IN ATTENDANCE:**

Juliet Oh, City Planner and Ken Bernstein, Principal City Planner, representing the Planning Department; Ron Harel, applicant; Sue Kaplan, Shepard Stern and Mary Jack, appellants; and Amanda Seward, appellant's representative.

**MOTION:**

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

The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 West Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 West Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear of the single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,481 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,264 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

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

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 and Article III, Section 1, Class 3, Category 1, and Sections 15331 and 15332 of the City CEQA Guidelines; 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.

Moved: Newhouse  
Second: Rozman  
Nayes: Margulies, Waltz Morocco

**Vote: 2 - 2**

**MOTION FAILED**

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The Commission Executive Assistant, Cecilia Lamas, stated that pursuant to the Commission's Rules and Operating Procedures, Rule No. 9.5, a failure to act requires that Item Nos. 6, 7 and 8, be continued to the next Commission Meeting of March 21, 2018.

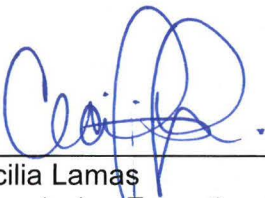
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There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 9:29 p.m.



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Esther Margulies, President  
West Los Angeles Area Planning Commission



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Cecilia Lamas  
Commission Executive Assistant

**ADOPTED**  
CITY OF LOS ANGELES

**MAR 21 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**