

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 21, 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.

The meeting was called to order by Commission President, Esther Margulies at 4:48 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 Clerk; and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

Debbie Lawrence, Senior City Planner made the following announcements:

- On March 14, 2018 the Venice LCP workshop was held at the Westminster Elementary School. This meeting was the third of four workshops focused on sea level rising and coastal adaptation planning for the Venice Community. The next workshop is tentatively scheduled for May 2, 2018 at the Westminster Elementary School.
- Update on an appeal for Building and Safety temporary construction signs. The department is amending LAMC Section 14.4.17 for temporary signs on temporary construction walls, to include solid wood fences surrounding vacant lots and they have added additional language to clarify the role of the Office of Community Beautification, in both, approval and renewal. One of these amendments emphasizes that written approval is required for, both, renewal and new signs. The proposed changes will be going to PLUM soon.
- On March 22, 2018 the City Planning Commission will consider the adoption of Small Lot Design Standards. The standards supplement the city's recently adopted Small Lot Code Amendment which establishes an administrative clearance process that enables the City to regulate the design of small lot homes.
- In an effort to better protect the City's National Resources, the Planning Department drafted a proposed ordinance to protect two indigenous shrubs, the Mexican Elderberry and the

Toyon. This proposed ordinance will be heard by the City Planning Commission on March 22, 2018.

- Update for Senate Bill 827, the Wiener Bill, this proposed Bill will eliminate most local zoning restrictions within half a mile of rail and major bus stops across the State.
- **Advance Calendar:**
There were no changes to the advanced calendar, except that Commissioner Waltz Morocco stated she would be in attendance at the meeting of April 18, 2018.
- **Commission Requests:**
There were no requests from the Commission.
- **Approval of the Minutes:**
Commissioner Waltz Morocco moved to approve the minutes of March 7, 2018. The motion was seconded by Commissioner Newhouse and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

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

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commissioner Margulies announced Item Nos. 5, 6 and 7 will be heard together, but that separate actions would be taken for each item.

ITEM NO. 5

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

Continued from: 03-07-18**

PUBLIC HEARING HELD- March 7, 2018

**Pursuant to Rule No. 9.5 of the West Los Angeles Area Planning Commission Rules and Operating Procedures, the item was continued from March 7, 2018, due to the Commission's Failure to reach a consensus.

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, Daniel F. Freedman, [Jeffer Mangels Butler & Mitchell LLP](#), applicant's representative; Sue Kaplan, Shepard Stern and Mary Jack, appellants; Amanda Seward, appellant's representative.

MOTION:

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of May 16, 2018. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 6

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

Continued from: 03-07-18**

PUBLIC HEARING HELD- March 7, 2018

**Pursuant to Rule No. 9.5 of the West Los Angeles Area Planning Commission Rules and Operating Procedures, the item was continued from March 7, 2018, due to the Commission's Failure to reach a consensus.

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, Daniel F. Freedman, [Jeffer Mangels Butler & Mitchell LLP](#), applicant's representative; Sue Kaplan, Shepard Stern and Mary Jack, appellants; and Amanda Seward, appellant's representative.

MOTION:

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of May 16, 2018. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 7

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

Continued from: 03-07-18**

PUBLIC HEARING HELD- March 7, 2018

**Pursuant to Rule No. 9.5 of the West Los Angeles Area Planning Commission Rules and Operating Procedures, the item was continued from March 7, 2018, due to the Commission's Failure to reach a consensus.

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, Daniel F. Freedman, [Jeffer Mangels Butler & Mitchell LLP](#), applicant's representative; Sue Kaplan, Shepard Stern and Mary Jack, appellants; and Amanda Seward, appellant's representative.

MOTION:

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of May 16, 2018. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

The Commission recessed at 7:11 p.m. The Commission re-convened at 7:25 p.m. with all Commissioners present.

Due to technical difficulties the Commission recessed at 7:33 p.m. The Commission re-convened at 7:37 p.m. with all Commissioners present.

ITEM NO. 8

DIR-2016-2561-MEL-1A

CEQA: N/A

Plan Area: Brentwood- Pacific Palisades

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

SITE AREA: 283 North Trino Way

IN ATTENDANCE:

Kenton Trinh, City Planning Associate, representing the Planning Department; Lia Renee Mesmic, and Martin J. Murphy, Appellants.

MOTION:

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of May 2, 2018. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 9

DIR-2017-160-CDP-MEL-1A

CEQA: ENV-2017-161-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

SITE AREA: 2329 South Beach Boulevard

IN ATTENDANCE:

Ira Brown, City Planning Associate, representing the Planning Department; Rafael Martinez, applicant; Alan Saunders, owner; and Richard Stanger, appellant.

MOTION:

Commissioner Newhouse moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of May 16, 2018. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

Commissioner Margulies announced Item Nos. 10 and 11 will be heard together, but that separate actions would be taken for each item.

ITEM NO. 10

DIR-2016-2330-CDP-MEL-SPP-1A

CEQA: ENV-2016-2331-CE

Plan Area: Venice

Related Case: ZA-2017-2340-ZAA-1A

Council District: 11 - Bonin

Last Day to Act: 04-04-18

PUBLIC HEARING REQUIRED

SITE AREA: 1209 South Abbot Kinney Boulevard

IN ATTENDANCE:

Jeff Khau, City Planning Associate, and Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Will Nieves, Nieves & Associates, representing the applicant; and Sue Kaplan and Robin Rudisill, appellants.

MOTION:

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

A change of use of a one-story 1,107 square-foot residence to one artist-in-residence dwelling unit, the addition of 366 square feet to the ground floor, and a new second and third story, resulting in a three-story 4,111 square-foot artist-in-residence dwelling; two covered parking spaces are provided.

1. Determine based on the whole of the administrative record, the project is exempt from CEQA pursuant to Section 15301 and Article III, Section 1, Class 1, Category 5, 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 Director of Planning's determination to approve a Coastal Development Permit, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC); a Project Permit Compliance Review in the Venice Coastal Zone Specific Plan Area, pursuant to LAMC Section 11.5.7; and a Mello Act Review, pursuant to Government Code Sections 65590 and 65590.1 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: Waltz Morocco
Second: Rozman
Ayes: Newhouse, Margulies

Vote: 4 - 0

MOTION PASSED

ITEM NO. 11**ZA-2017-2340-ZAA-1A**

CEQA: ENV-2016-2331-CE

Plan Area: Venice

Related Case: DIR-2016-2330-CDP-MEL-SPP-1A

Council District: 11 - Bonin

Last Day to Act: 04-04-18

PUBLIC HEARING REQUIRED

SITE AREA: 1209 South Abbot Kinney Boulevard

IN ATTENDANCE:

Jeff Khau, City Planning Associate, and Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Will Nieves, Nieves & Associates, representing the applicant; and Sue Kaplan and Robin Rudisill, appellants.

MOTION:

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

A change of use of a one-story 1,107 square-foot residence to one artist-in-residence dwelling unit, the addition of 366 square feet to the ground floor, and a new second and third story, resulting in a three-story 4,111 square-foot artist-in-residence dwelling in the single permit jurisdiction of the California Coastal Zone.

1. Determine based on the whole of the administrative record, the project is exempt from CEQA pursuant to Section 15301 and Article III, Section 1, Class 1, Category 5, 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 Zoning Administrator's determination to approve, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), an adjustment to permit a reduced westerly side yard setback of 0 feet, in lieu of the 5 feet otherwise required by Section 12.11 C, and an adjustment to permit a reduced rear yard setback of 5 feet in lieu of the 15 feet otherwise required by Section 12.11 C;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

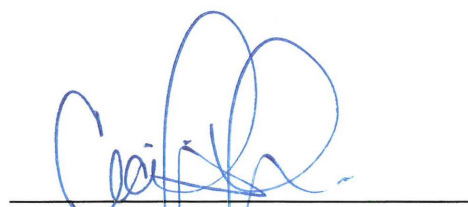
Vote: 4 - 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 9:55 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES

APR 18 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE