

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 6, 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 4:52 p.m. with Commissioners Newhouse and Yellin present.

Commissioner Waltz Morocco joined the meeting at 6:50 p.m. prior to Agenda Item No. 7.

Also in attendance were, Jonathan Hershey, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Rocky Wiles, City Planner; and Jason Wong, Senior Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

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

- On April 18, 2018, the amendments to the Small Lot Subdivision became effective. The amendments provide new design standards for map requirements, requiring a greater degree of detail on the plans submitted to the Department. Small Lot Subdivisions are not allowed in the R2 Zone. The lot coverage is now a maximum of 75 percent of the lot and the minimum lot width is 18 feet.
- On May 17, 2018, the Department issued its quarterly report highlighting the Development Service Center in West Los Angeles which has been opened for one year. In the past year, the WLA DSC served a total of 1,050 customers.
- As of May 21, 2018, the Department of Public Works has approved a total of 10 streetscape plans in the Westside, totaling a total of 11 miles. The Century/Aviation Streetscape Plan was recently approved by PLUM and will be going to Council soon for its final approval.
- On May 22, 2018, the fourth and final meeting of the Venice Local Coastal Program update was held, specifically dealing with seal level rise. Over 40 individuals attended.

Advance Calendar:

There were no changes to the advanced calendar.

Commission Requests:

Commissioner Margulies requested that staff look into providing Coastal Development training for the Commission at a meeting which can be open to the public, preferably a meeting with a light agenda.

Approval of the Minutes:

Commissioner Newhouse moved to approve the minutes of May 16, 2018. The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

One member from the public addressed the Commission. There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commissioner Margulies announced Item Nos. 5 and 6 would be heard together, but separate motions would be taken for each case.

ITEM NO. 5

AA-2014-4137-PMLA-SL-1A

CEQA: ENV-2014-4138-CE

Plan Area: Venice

Related Case: ZA-2014-4139-CDP-1A

Council District: 11 - Bonin

Last Day to Act: 06-07-18

PUBLIC HEARING HELD

PROJECT SITE: 506 East Westminster Avenue

IN ATTENDANCE:

Jeff Khau, City Planning Assistant, Griselda Gonzalez, City Planner and Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Alicia Bartley, applicant; Fred Gaines, Gaines & Stacey, LLP, applicant's representative; Robin Rudisill, Lydia Ponce and Scott Boughton, appellants; Len Nguyen, Planning Deputy, representing the Office of Councilmember Bonin.

MOTION:

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

A Preliminary Parcel Map involving a subdivision of an existing 5,203 square-foot lot into two Small Lots new lots in conjunction with the demolition of an existing one-story single-family dwelling and the construction of a three-story single-family dwelling on each newly subdivided lot; five (5) parking spaces are provided onsite.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303, Class 3, Category 1 (New Construction of Small Structures); Section 15315, Class 15 (Minor Land Divisions); and Section 15332, Class 32 (Infill Development Projects) 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 Deputy Advisory Agency's determination to approve a Preliminary Parcel Map involving a subdivision of an existing 5,203 square-foot lot into two Small Lots new lots;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings by the Deputy Advisory Agency.

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

Moved: Newhouse
Second: Yellin
Nays: Margulies
Absent: Rozman, Waltz Morocco

Vote: 2 - 1

MOTION FAILED

Pursuant to LAMC Section 17.54, if at the end of the time limit specified in this subsection or at the end of any extension of time pursuant to Subsection B of this section, the Appeal Board fails to act, the appeal shall be deemed denied and the decision from which the appeal was taken shall be deemed affirmed.

ITEM NO. 6

ZA-2014-4139-CDP-1A

CEQA: ENV-2014-4138-CE

Plan Area: Venice

Related Case: AA-2014-4137-PMLA-SL-1A

Council District: 11 - Bonin

Last Day to Act: 06-07-18

PUBLIC HEARING HELD

PROJECT SITE: 506 East Westminster Avenue

IN ATTENDANCE:

Jeff Khau, City Planning Assistant, Griselda Gonzalez, City Planner and Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Alicia Bartley, applicant; Fred Gaines, Gaines & Stacey, LLP, applicant's representative; Robin Rudisill, Lydia Ponce and Scott Boughton, appellants; Len Nguyen, Planning Deputy, representing the Office of Councilmember Bonin.

MOTION:

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

The demolition of an existing one-story single-family dwelling and the construction of a three-story single-family dwelling on each newly subdivided lot in conjunction with the subdivision of one 5,203 square-foot lot into two small lots; the residential floor area of Unit A is 2,908 square-feet and that of Unit B is 2,887 square-feet; five (5) parking spaces are provided onsite.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303, Class 3, Category 1 (New Construction of Small Structures); Section 15315, Class 15 (Minor Land Divisions); and Section 15332, Class 32 (Infill Development Projects) 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** a Coastal Development Permit for the demolition of an existing one-story single-family dwelling and the construction of a three-story single-family dwelling on each newly subdivided lot;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings by the Zoning Administrator.

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

Moved: Newhouse
Second: Yellin
Nays: Margulies
Absent: Rozman, Waltz Morocco

Vote: 2 - 1

MOTION FAILED

Inasmuch as the Appeal Board failed to act, the appeal shall be deemed denied and the decision from which the appeal was taken shall be deemed affirmed.

The Commission took a brief recess at 6:48 p.m. to allow Commissioner Waltz Morocco to join the meeting. Commissioner Newhouse stated that he would recuse himself from Items 7, 8 and 9. The Commission reconvened at 6:56 p.m. with Commissioners Margulies, Waltz Morocco and Yellin present.

President Margulies announced that Item No. 9 would be taken out of order as a courtesy to HCID staff who is present for this item. The item was called, however, a member from the public stated that the appellant of record was not present and that he would arrive in a short time. President Margulies announced that the meeting would return to its original agenda order.

Commissioner Margulies announced Item Nos. 7 and 8 would be heard together, but separate motions would be taken for each case. In addition, she announced that Commissioner Newhouse has recused himself from these items.

ITEM NO. 7

DIR-2017-1124-CDP-SPP-MEL-1A

CEQA: ENV-2017-1125-CE

Plan Area: Venice

Related Case: ZA-2017-1123-ZAA-1A

Council District: 11 - Bonin

Last Day to Act: 06-07-18

PUBLIC HEARING HELD

PROJECT SITE: 706 South Hampton Drive

IN ATTENDANCE:

Juliet Oh, City Planner, representing the Planning Department; Erinn Berkson, applicant; Tim Bonefeld and Brian Bonefeld, applicant's representatives; Robin Rudisill and Hubert Hodgins, appellants; Planning Deputy, representing the Office of Councilmember.

MOTION:

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

The demolition of an existing one-story, single-family dwelling and the construction of a new 3,753 square-foot, three-story mixed-use development consisting of 759 square feet of ground floor retail use, an attached four-car garage, basement level, and a third-story roof deck.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 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 by the Planning Director.

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

Moved: Waltz Morocco
Second: Yellin
Nays: Margulies
Recuse: Newhouse
Absent: Newhouse, Rozman

Vote: 3 - 0

MOTION PASSED

ITEM NO. 8

ZA-2017-1123-ZAA-1A

CEQA: ENV-2017-1125-CE

Plan Area: Venice

Related Case: DIR-2017-1124-CDP-SPP-MEL-1A

Council District: 11 - Bonin

Last Day to Act: 06-07-18

PUBLIC HEARING REQUIRED

SITE AREA: 706 South Hampton Drive

IN ATTENDANCE:

Juliet Oh, City Planner, representing the Planning Department; Erinn Berkson, applicant; Tim Bonefeld and Brian Bonefeld, applicant's representatives; Robin Rudisill and Hubert Hodgins, appellants; Planning Deputy, representing the Office of Councilmember.

MOTION:

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

The demolition of an existing one-story, single-family dwelling and the construction of a new 3,753 square-foot, three-story mixed-use development consisting of 759 square feet of ground floor retail use, an attached four-car garage, basement level, and a third-story roof deck.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 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 Zoning Administrator's determination to **approve** the following Zoning Administrator's Adjustments pursuant to Section 12.28 of the Los Angeles Municipal Code:

- a. Reduced side yard setbacks of 0 feet, in lieu of the 4 feet otherwise required by LAMC Section 12.11 C.2; and
 - b. A reduced passageway of 3 feet 5 inches, in lieu of the 10 feet otherwise required by LAMC Section 12.21 C.2(b).
3. Adopt the Conditions of Approval; and
4. Adopt the Findings by the Zoning Administrator.

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

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

Vote: 3 - 0

MOTION PASSED

President Margulies announced that Commissioner Newhouse recused himself and had left the meeting. In addition, she noted that Commissioner Yellin had stated earlier that she had listened to the audio from previous meetings related to the agenda item.

ITEM NO. 9

DIR-2016-51-CDP-MEL-SPP-1A
CEQA: ENV-2016-52-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 06-06-18
Continued From: 05-17-17
07-19-17 and 10-04-17

PUBLIC HEARING – Held May 17, 2017; July 19, 2017; October 4, 2017; June 6, 2018

PROJECT SITE: 2812, 2814, 2816, 2818 South Grand Canal

IN ATTENDANCE:

Juliet Oh, City Planner, representing the Planning Department; Robert K. Manford, Manager Planning and Land Use Services, Development and Finance Division, Housing and Community Investment Department; Howard Robinson, Zoran Pevec and Matt Goff, Archive Design Group, and Kevin McDonnell, JMBM, applicant's representatives; Will Hawkins, appellant; Len Nguyen, Planning Deputy, representing the Office of Councilmember Bonin.

MOTION:

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

The demolition of a two story, four-unit multi-family residential structure and two detached garages, and the construction of a new three-story, 4,632 square-foot, single-family dwelling located in the RW1-1-O Zone within the dual permit jurisdiction area of the Coastal Zone, and within the Venice Coastal Zone Specific Plan.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 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 Zoning Administrator's determination to approve the following Zoning Administrator's Adjustments pursuant to Section 12.28 of the Los Angeles Municipal Code:
 - a. Reduced side yard setbacks of 0 feet, in lieu of the 4 feet otherwise required by LAMC Section 12.11 C.2; and
 - b. A reduced passageway of 3 feet 5 inches, in lieu of the 10 feet otherwise required by LAMC Section 12.21 C.2(b).
3. Adopt the Conditions of Approval; and
4. Adopt the Findings by the Zoning Administrator.

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

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

Vote: 3 - 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 9:54 p.m.



Esther Margulies, President
West Los Angeles Area Planning Commission



Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES

JUN 20 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**