

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 18, 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 4:42 p.m. with Commissioners Rozman, Waltz Morocco and Yellin present.

Commissioner Newhouse was not in attendance.

Also in attendance were, Debbie Lawrence, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Rocky Wiles, City Planner; Rafael Vega, Senior Administrative Clerk; and Marcos Godoy, Commission Office Staff.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Election of Officers was postponed until the meeting
- Senior City Planner reported on the following items of interest:
 - On July 16, the Performance Management Unit released an initial seven month progress report on Measure JJJ and the Transit Oriented Communities (TOC) Program. There have been 5,571 new housing units proposed to date – comprising approximately 19% of all proposed housing units that filed for entitlements from October to June. This is the first in a series of reports the Unit will publish to track development activity and trends, and monitor case processing timeframes.
 - On Thursday, July 19, the Community Planning Division begin presentations on the Community Plan update process. They will be presenting to 9 neighborhood councils throughout the four Plan areas being updated are Palms-Mar Vista-Del Rey, Venice, West Los Angeles, and Westchester-Playa del Rey.
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 - The City Planning Commission also voted at that same meeting to concur in the Director's initiation of an update to the Citywide Design Guidelines, which was first adopted in 2011. The revised guidelines aim to streamline the existing documents, complement the enhanced design standards and requirements of the new zoning code (re:code LA), and

address emerging design challenges such as freeway-adjacent development, above-ground parking structures, and healthy building design. The proposed guideline revisions will be led by the Department's Urban Design Studio and will return to the Commission for adoption in 2019.

- **Advance Calendar:**

There were no changes to the advanced calendar.

- **Commission Requests:**

President Margulies requested that signs be posted in the adjacent parking lot to inform the public that it is not a public parking lot. In addition she requested that Commission Staff continue its efforts to find convenient and accessible parking for the public on Commission meeting evenings, such as at the Metro Station.

- **Approval of the Minutes:**

Commissioner Waltz Morocco moved to approve the minutes of June 20, 2018. The motion was seconded by Commissioner Margulies and the vote proceeded as follows:

Moved: Waltz Morocco

Second: Margulies

Ayes: Rozman, Yellin

Absent: Newhouse

Vote: 4 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

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 that Item No. 7 would be taken out of order.

ITEM NO. 7

DIR-2017-2670-CDP-MEL-1A

CEQA: ENV-2017-4279-CE

Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 17642 West Tramonto Drive

IN ATTENDANCE:

Alexander Truong, City Planning Assistant and Debbie Lawrence, Senior City Planner representing the Planning Department; Kathy Phelan, Deputy City Attorney; J. Adolfo Acosta, Grading Division Chief and Dan Schneidereit, Engineering Geologist, Department of Building and Safety; Abbott Krieger, applicant; John A. Henning Jr., appellant's representative; Saied Kashani, applicant; Len Nguyen, representing the Office of Councilmember Bonin.

MOTION:

Commissioner Waltz Morocco put forth the actions below in conjunction with the approval of the following project, as modified by the Commission:

The construction of a new 5,607 square-foot, two-story single-family dwelling with an attached garage and a 3,467 square-foot basement. The project includes a swimming pool, spa, decks, retaining walls and one detached accessory building. The project requires a haul route for the export of approximately 4,000 cubic yards of soil.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3, Section 15032, Class 32, and Article III, Class 3, Category 1 and 6 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, pursuant LAMC Section 12.20.2, a Coastal Development Permit for the construction of a new 5,607 square-foot, two-story single-family dwelling with attached garage, a 3,467 square-foot basement, swimming pool, spa, decks, retaining walls, one detached accessory building, and a haul route for the export of approximately 4,000 cubic yards of soil; and a Mello Act Compliance review for the demolition and construction of one residential unit in the Coastal Zone;
3. Adopt the Conditions of Approval as modified; and
4. Adopt the Findings as amended.

The motion was seconded by Commissioner Rozman who offered a friendly amendment to the motion, clarifying that there is only one detached accessory building. The vote proceeded as follows:

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

Vote: 3 – 1

MOTION PASSED

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

ITEM NO. 5

[DIR-2017-3549-CDP-SPP-1A](#)

CEQA: ENV-2017-3551-CE

Plan Area: Venice – Oxford Triangle

Council District: 11 – Bonin

Last Day to Act: 07-28-18

PUBLIC HEARING HELD

PROJECT SITE: 2905 North Washington Boulevard

IN ATTENDANCE:

Jeff Khau, City Planning Assistant, Juliet Oh, City Planner and Theodore Irving, Associate Zoning Administrator representing the Department; Celia Williams and Margaret Molloy, appellants; Robin Rudisill, representing the appellants; Mario Gudemi, applicant; Vanessa Delgado, applicant's representative.

MOTION:

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

The change of use from 992 square feet of retail use (ground floor) and 445 square feet of storage area (mezzanine) to 1,437 square feet of restaurant use within an existing commercial building. The resulting restaurant will be 5,692 square feet with 224 seats. The project also involves a conditional use permit for onsite sales and consumption of a full line of alcoholic beverages with hours of operation from 6:00 a.m. to 2:00 a.m. daily. The project adds 1,171 square feet of new Service Floor Area. The existing commercial building will maintain 57 parking spaces and provide 20 new parking spaces.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1, Category 1) and Section 15332 (Class 32) 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, pursuant LAMC Section 12.20.2, a Coastal Development Permit and, pursuant to LAMC Section

- 11.5.7, a Project Permit Compliance Review for the project located in the Venice Zone Specific Plan area;
3. Adopt the Conditions of Approval as modified by the Commission; and
 4. Adopt the Findings.

The motion was seconded by Commissioner Rozman. Commissioner Waltz Morocco amended her motion to include the addition of a Condition of Approval. Commissioner Rozman agreed to the amendment and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 6

ZA-2017-3550-CUB-1A

CEQA: ENV-2017-3551-CE

Plan Area: Venice – Oxford Triangle

Council District: 11 – Bonin

Last Day to Act: 07-28-18

PUBLIC HEARING HELD

PROJECT SITE: 2905 North Washington Boulevard

IN ATTENDANCE:

T Jeff Khau, City Planning Assistant, Juliet Oh, City Planner and Theodore Irving, Associate Zoning Administrator representing the Department; Celia Williams and Margaret Molloy, appellants; Robin Rudisill, representing the appellants; Mario Gudemi, applicant; Vanessa Delgado, applicant's representative.

MOTION:

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

The change of use from 992 square feet of retail use (ground floor) and 445 square feet of storage area (mezzanine) to 1,437 square feet of restaurant use within an existing commercial building. The resulting restaurant will be 5,692 square feet with 224 seats. The project also involves a conditional use permit for onsite sales and consumption of a full line of alcoholic beverages with hours of operation from 6:00 a.m. to 2:00 a.m. daily. The project adds 1,171 square feet of new Service Floor Area. The existing commercial building will maintain 57 parking spaces and provide 20 new parking spaces.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1, Category 1) and Section 15332 (Class 32) 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 LAMC Section 12.24 W.1, a Conditional Use to permit the sale of a full line of alcoholic beverages for onsite consumption for a 5,692 square-foot restaurant with 224 interior seats, with operating hours from 6:00 a.m. to 2:00 a.m. daily;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the Findings.


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

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

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 8:42 p.m.



Cecilia Lamas
Commission Executive Assistant



Esther Margulies, President
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 01 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**