

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 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:** UNDER General Info, **SELECT COMMISSIONS & HEARINGS, WEST LOS ANGELES, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE "AUDIO" BUTTON**.

The meeting was called to order by Commission Vice President Lisa Waltz Morocco at 4:45 p.m., with Commissioners Esther Margulies and Adele Yellin in attendance.

Commissioner Heather Rozman was absent. Commissioner Michael Newhouse arrived at 6:52 p.m.

Also in attendance were Jonathan Hershey, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James Williams, Commission Executive Assistant II; Cecilia Lamas, Commission Executive Assistant; Marcos G. Godoy and Bianca Gonzalez, Commission Office Staff. There were two police officers present.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Director's Report:** Jonathan Hershey, Senior City Planner reported on the following items of interest:
 - Quoted from the Weekly Update of Events from the City Planning posting for March 22, 2019.
- **Advance Calendar:** There were no changes to the advance calendar.
- **Commission Requests:** There were no requests from the Commission.
- **Approval of the Minutes:** Commissioner Margulies moved to approve the minutes of January 16, 2019. The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

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

Vote: 3 – 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 addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5

ZA-2015-629-CDP-ZV-ZAA-SPP-MEL-1A

CEQA: ENV-2015-630-ND

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 03-31-19

Continued From: 01-16-19

PUBLIC HEARING HELD

PROJECT SITE: 417 South Ocean Front Walk

IN ATTENDANCE:

Juliet Oh, City Planner and David Weintraub, Associate Zoning Administrator, representing the Planning Department; Terri Dickerhoff, CGR Development, applicant's representative; Jeffrey Appel, United El Segundo Inc. /Rapid Gas Inc., applicant; Nancy Freedman and Alisa Morgenthaler, Brentwood Community Council, Robert Chattel, Chattel, Inc., Steve Kaufmann and Elizabeth Peterson representing the appellant Carl Lambert; Len Nguyen, Planning Deputy representing the Office of Councilmember Bonin.

MOTION:

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

The change of use of a 15,659 square-foot, four-story, 32-unit Apartment House into an Apartment Hotel comprised of two (2) dwelling units and 30 guest rooms. The project includes interior improvements to remove the kitchens from 30 dwelling units and no exterior improvements are proposed.

1. Deny the appeal;
2. Sustain the Zoning Administrator's Determination to deny the requests; and
3. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

Commissioner Waltz Morocco recessed the meeting at 6:34 p.m. Commission President Newhouse arrived at 6:52 p.m. and reconvened the meeting with Commissioners Waltz Morocco, Margulies and Yellin present.

ITEM NO. 6

ZA-2017-4643-MCUP-1A

CEQA: ENV-2017-4642-CE

Related Cases: ZA-2018-1316-MPA;
 ZA-2018-1320-MPA;
 ZA-2018-1321-MPA

Council District: 11 – Bonin

Last Day to Act: 02-17-19

Continued From: 03-20-19
 02-20-19
 03-06-19

PUBLIC HEARING HELD

PROJECT SITE: 11819 West Wilshire Boulevard

IN ATTENDANCE:

Fernando Tovar, Associate Zoning Administrator, representing the Planning Department; Terri Dickerhoff, CGR Development, applicant's representative; Jeffrey Appel, United El Segundo Inc. /Rapid Gas Inc., applicant; Nancy Freedman and Alisa Morgenthaler, Brentwood Community Council, appellant's representatives; Len Nguyen, representing the Office of Councilmember Bonin.

MOTION:

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

The sale and dispensing of beer and wine for on-site consumption in conjunction with six (6) restaurants within an existing shopping center in the [Q]C4-1L-CDO Zone. The proposed hours of operation are from 10:30 a.m. to 10:00 p.m. daily.

1. Determine, based on the whole of the administrative record, that the project is exempt from CEQA, pursuant to State CEQA Guidelines, Section 1, Class 1, Category 22 and Class 5, Category 23 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 in part and grant the appeal in part;

3. Sustain the Zoning Administrator's Determination;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

APCW-2018-3556-SPE-CU-DRB-SPP
 CEQA: ENV-2018-3557-CE
 Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Bonin
 Last Day to Act: 03-13-19
 Continued From: 03-06-19

PUBLIC HEARING– Completed December 20, 2018

PROJECT SITE: 11677 West San Vicente Boulevard

IN ATTENDANCE:

Alexander Truong, Planning Assistant, Juliet Oh, City Planner, representing the Planning Department; Justin Mahramas, Montgomery Clark Advisors, applicant's representative; Jennifer Brown, applicant.

MOTION:

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

Change of use from two retail tenant spaces into one health club, tenant improvements, and new signage.

1. Determine, pursuant to CEQA Guidelines, Section 15301, an Exemption from CEQA pursuant to CEQA Guidelines, Sections 15301 and 15311, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Disapprove, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, an Exception from the San Vicente Scenic Corridor Specific Plan to permit zero parking spaces in lieu of the 31 additional parking spaces required for the proposed change of use from retail to health club;
3. Approve, pursuant LAMC Section 12.24 W.27, a Conditional Use Permit to allow a health club within a Mini-Shopping Center to operate between the hours of 5:00 a.m. to 9:00 p.m. Monday to Thursday, 5:00 a.m. to 8:00 p.m. Friday, and 7:00 a.m. to 2:00 p.m. Saturday and Sunday;
4. Approve, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review for a project within the San Vicente Scenic Corridor Specific Plan and Design

- Review for exterior remodeling that includes a new entry location, a new business identification wall sign and window signs;
5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

Commissioner Newhouse recessed the meeting at 8:52 p.m. He reconvened the meeting at 9:03 p.m. with Commissioners Waltz Morocco, Margulies and Yellin present.

ITEM NO. 8

ZA-2017-4512-ZV-1A

CEQA: ENV-2017-4513-CE
Plan Area: Brentwood - Pacific Palisades

Council District: 11 – Bonin
Last Day to Act: 03-07-19
Continued From: 03-06-19

PUBLIC HEARING HELD

PROJECT SITE: 11461 West Sunset Boulevard

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; James Pugh, Sheppard Mullin Richter & Hampton, LLP, applicant's representative; Efrem Harkham, applicant; , representing the Office of Councilmember Bonin.

MOTION:

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

The installation of a new 76.5 square-foot wall-mounted identification sign for an existing hotel.

1. Deny the appeal and sustain the Zoning Administrator's Determination to deny the request; and
2. Adopt the Findings of the Zoning Administrator.

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

Moved: Newhouse

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

Vote: 2 – 2

MOTION FAILED

MOTION:

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

1. Determine, pursuant to State CEQA Guidelines, Section 15305 and Class 5, Category 23 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. Grant the appeal;
3. Overturn the Zoning Administrator's Determination to deny the request; and
4. Adopt the Findings as amended by the Commission.

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

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

Vote: 2 – 2

MOTION FAILED

There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 10:16 p.m.



Michael Newhouse, President
West Los Angeles Area Planning Commission



James K. Williams
Commission Executive Assistant II

APPROVED
CITY OF LOS ANGELES

MAY 15 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**