

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, May 15, 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](http://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 President Michael Newhouse at 4:34 p.m., with Vice President Lisa Waltz Morocco and Commissioners Esther Margulies and Heather Rozman in attendance. Commissioner Adele Yellin was absent.

Also in attendance were Debbie Lawrence, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Parissh Knox, Deputy City Attorney; James Williams, Commission Executive Assistant II; Rafael Vega, Senior Administrative Assistant; and Marcos G. Godoy, Commission Office Staff.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- **Director's Report:** Debbie Lawrence, Senior City Planner reported on the following items of interest:
  - Planning 101 returns (first discussion is CEQA). The West LA meeting will be held at the Henry Medina West LA Parking Enforcement Facility on May 22, 2019 from 6 to 8 p.m.
  - Climate Heritage Network (through Office of Historic Preservation).
  - Update to Mayor Garcetti's Sustainable LA Plan.
  - Through fiscal year July 1, 2018 to May 5, 2019 the Development Services Centers served 96,654 customers; with over 5,841 housing projects proposed for quarter one with 41 percent through the TOC Program.
- **Advance Calendar:** Commissioner Newhouse has planned to be absent from the July 17 and the August 7 meetings. Commissioner Margulies will be absent from the July 17 meeting. Commissioner Waltz Morocco will not attend the July 3, 2019 meeting.
- **Commission Requests:** There were no requests from the Commission.
- **Approval of the Minutes:** Commissioner Waltz Morocco moved to approve the minutes of March 20, 2019. The motion was seconded by Commissioner Rozman and the vote proceeded as follows:

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

**Vote: 4 – 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 three speakers who addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were two requests for reconsideration.

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**ITEM NO. 5**

**DIR-2018-3137-BSA-1A**

CEQA: N/A

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 04-3-19

**PUBLIC HEARING HELD**

**PROJECT SITE:** 15 East Paloma Avenue

**IN ATTENDANCE:**

Juliet Oh, City Planner and David Weintraub, Associate Zoning Administrator, representing the Planning Department; Thomas A. Nitti for the applicant, Lance Jay Robbins, Paloma Partnership and Len Nguyen, Planning Deputy representing the Office of Councilmember Bonin. A Spanish translator was present for this item.

**MOTION:**

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

An appeal of a Building and Safety determination concerning the issuance of a Certificate of Occupancy, dated August 25, 1967 for a 58-unit apartment house, prohibiting short term rentals/transient occupancy (Hotel) in an existing five-story residential building.

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

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

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

**Vote: 3 – 0**

### **MOTION PASSED**

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Commissioner Newhouse recessed the meeting at 6:45 p.m. The meeting reconvened at 6:50 p.m. with Commissioners Newhouse, Margulies, Waltz Morocco and Rozman present. Commissioner Waltz Morocco stated her recusal for the record and left the meeting before Item No. 6.

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### **ITEM NO. 6**

**ZA-1958-14560-PA1-1A**  
CEQA: ENV-2018-1127-CE

Council District: 5 – Koretz  
Last Day to Act: 05-27-19

### **PUBLIC HEARING HELD**

**PROJECT SITE:** 10460 West Pico Boulevard

### **IN ATTENDANCE:**

Theodore Irving, Associate Zoning Administrator, representing the Planning Department; Uduak-Joe Ntuk, Petroleum Administrator; Michael Salman representing the appellant, Scott Silver; Ted Cordova representing the applicant, Hillcrest Beverly Oil Corporation and Andy Schrader, Director of Environmental Affairs, representing the Office of Councilmember Koretz.

### **MOTION:**

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

An appeal of the Zoning Administrator's action regarding a Plan Approval to review the applicant's compliance with the conditions imposed in his February 27, 2019, determination; and Approval of Plans to permit the installation of four micro turbine generators.

1. Determine, based on the whole of the administrative record, that the project is exempt from CEQA, pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1), 15303 (Class 3), 15308 (Class 8), 15311 (Class 11), and 15321 (Class 21) and City CEQA Guidelines, Article 111, Section 1, Class 1-Category 1, Class 1-Category 22, Class 3-

Category 4, Class 11-Category6, Class 21-Category 2, 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 in part and deny 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 amended Findings.

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

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

**Vote: 3 – 0**

### **MOTION PASSED**

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Commissioner Newhouse recessed the meeting at 8:32 p.m. The meeting reconvened at 8:41 p.m. with Commissioners Newhouse, Margulies, Waltz Morocco and Rozman present.

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### **ITEM NO. 7**

#### **APCW-2018-693-SPE-SPP-CDP-CUB**

CEQA: ENV-2018-694-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 03-13-19

Continued From: 04-17-19

**PUBLIC HEARING**– Completed April 1, 2019

**PROJECT SITE:** 1602, 1604, 1608 and 1610 South Pacific Avenue

#### **IN ATTENDANCE:**

Ira Brown, City Planning Associate, Juliet Oh, City Planner, representing the Planning Department; Laurette Healey representing the applicant Sam Trude, The Great White Partners Venice, LLC; and Len Nguyen, Planning Deputy representing the Office of Council Member Bonin.

#### **MOTION:**

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

Tenant improvements to an existing 850 square-foot restaurant.

1. Determine, pursuant to CEQA Guidelines, Sections 15301 and 15331, 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, a Specific Plan Exception from the Venice Coastal Zone Specific Plan to allow zero parking spaces in

- lieu of the required three parking spaces for a new 166 square-foot outdoor patio dining area;
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, a Project Permit Compliance for a project within the Venice Coastal Zone Specific Plan;
  5. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a new outdoor patio dining area and tenant improvements to combine two existing restaurants resulting in a 2,322 square-foot restaurant, within the single-permit jurisdiction of the Coastal Zone;
  6. Approve, pursuant to LAMC Section 12.24-W.1, a Conditional Use Permit for a the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a 2,322 square-foot restaurant and 166 square-foot outdoor patio dining area, containing 48 indoor seats and 20 outdoor seats;
  7. Adopt the modified Conditions of Approval; and
  8. Adopt the amended Findings.

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

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

**Vote: 3 – 1**

#### **MOTION PASSED**

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Commissioner Newhouse recessed the meeting at 10:02 p.m. The meeting reconvened at 10:04 p.m. with Commissioners Newhouse, Margulies, Waltz Morocco and Rozman present.

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#### **ITEM NO. 8**

**APCW-2018-7163-ZC**  
CEQA: ENV-2018-7164-CE  
Plan Area: West Los Angeles

Council District: 11 – Bonin  
Last Day to Act: 05-25-19

#### **PUBLIC HEARING HELD**

**PROJECT SITE:** 2146 South Colby Avenue

#### **IN ATTENDANCE:**

Zuriel Espinosa, City Planning Associate, Jason Chan, City Planner representing the Planning Department; Jelena Erceg representing the applicant, David A. Cooper, Co-Trustee, Shelley Family Trust.

#### **MOTION:**

**MOTION:**

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

Zone Change from R3-1 to C2-1 in conjunction with the change of use of an existing 660 square-foot single-family residential building to an office use, on a 5,300 square-foot lot.

1. Determine, pursuant to CEQA Guidelines, Sections 15301, Class 1 and Section 15303, Class 3, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change from R3-1 residential to C2-1 Commercial;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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


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

**Vote: 4 – 0**

**MOTION PASSED**

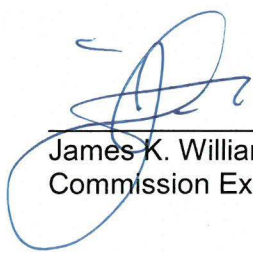
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There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 10:10 p.m.



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Michael Newhouse, President  
West Los Angeles Area Planning Commission



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James K. Williams  
Commission Executive Assistant II

**APPROVED**  
**CITY OF LOS ANGELES**

**JUN 19 2019**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**