

OFFICIAL MINUTES
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission
Wednesday, May 4, 2016
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 HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Thomas Donovan at 4:38P.M.
Commissioners present: Joseph Halper, Esther Margulies, and Lisa Waltz Morocco
Commissioner absent: Marian Merritt

1. DEPARTMENTAL REPORT

Senior Planner, Debbie Lawrence gave a brief report regarding the Palisade Village Mix-Use Program that was approved by the City Planning Commission. Also, the senior planner commented on the Code Study Unit that hosted (7) public forums between March and April. In conclusion, it was reported that the Department Multi-Phase Program hosted an open house at the Westminster Elementary School to the Venice Community in regards to the California Commission Certificate of the Local Coastal Program for Venice Coastal Zone. This forum gave the Venice Community an opportunity to voice their concerns while it give purpose to the City, and to the planning staff to identify the needs of the community of Coastal Program.

The commission asked several questions in regards to the senior planner's report, including a request to provide future information of community events affecting the West Los Angeles Area.

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

Commissioner Donovan announced that the proposed West Los Angeles Rules, and Procedures are being vetted by the City Attorney's office.

C. Approval of Minutes – April 20, 2016

Commission President commented on holding the minutes for approval to the next calendared commission meeting.

3.

[DIR-2015-3048-CDP-1A](#)

CEQA: ENV-2014-3049-CE

Community Plan: Brentwood Pacific Palisades

Council District: 11 – Bonin

Expiration Date: May 4, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 18062 W. Blue Sail Drive

Requested Action:

An appeal of the Director of Planning's decision of approve a Coastal Development Permit authorizing the construction of a 858-square-foot, 10-foot high detached recreation room, cut into the hillside, with a roof deck, retaining walls, and piles on a 25,373-square-foot lot containing an existing 3,639-square-foot single-family residence located in the single permit jurisdiction area of the Coastal Zone.

APPLICANT: Nazy Efraim

APPELLANT: Maria Barrie

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning approving a Coastal Development Permit authorizing the construction of a 858-square-foot, 10-foot high detached recreation room, cut into the hillside, with a roof deck, retaining walls, and piles on a 25,373-square-foot lot containing an existing 3,639-square-foot single-family residence located in the single permit jurisdiction area of the Coastal Zone.
3. **Find** that the project is Categorical Exempt. A Categorical Exemption, ENV-2014-3049-CE, was filed, pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Alan Como (213) 473-9985

Discussion:

Commission President Donovan communicated on the volume of documents received for the commission to read on the day of meeting. The Commission President stressed the point that the commission will do its due diligence in reading all materials received for consideration when documents are submitted in a timely manner.

Planning Staff, Alan Como, gave a description of the project, and a brief synopsis of the appellant's viewpoints. The Senior Planner, Debbie Lawrence announced that there was a typographical error on page 6, no. 6, under the Conditions of Approval. The last sentence should be stricken, because the environmental clearance was not a Mitigated Negative Exemption but a Categorical Exemption.

Several questions were asked to clarify the Plan Approval regarding the Coast Development Permits. The Commission called for the appellant to speak and was give (5) minutes to present their appeal. Detail questions were asked of the appellant. The Applicant was given the same amount of time to present its support of the project.

The commission opened the public comment period. Two persons were given (2) minutes to speak in support of the appeal followed by (5) minutes of rebuttals time for the applicant and the appellant. Additional questions were asked by commission to the planning staff and public comment period was closed. Followed by the commission's deliberations and a motion was form.

Motion:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning approving a Coastal Development Permit authorizing the construction of a 858-square-foot, 10-foot high detached recreation room, cut into the hillside, with a roof deck, retaining walls, and piles on a 25,373-square-foot lot containing an existing 3,639-square-foot single-family residence located in the single permit jurisdiction area of the Coastal Zone.
3. **Find** that the project is Categorically Exempt. Amend the Categorical Exemption to read, **ENV-2015-3049-CE** that was filed.
4. **Adopt** the attached Conditions and Findings.

Moved: Halper
Seconded: Waltz-Morocco
Ayes: Donovan
Nayes: Margulies
Absent: Merritt

Vote: 3 - 1

4. **PUBLIC COMMENT PERIOD**

There were no speakers for public comments.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:36P.M.



Thomas Donovan, President



Renee A. Glasco, Commission Executive Assistant I
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAY 18 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**