

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, May 18, 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 planning.lacity.org.

The meeting was called to order by Commission President Thomas Donovan at 4:47p.m.
Commissioners present: Joseph Halper, Esther Margulies, Marian Merritt, and Lisa Waltz Morocco
Commissioners absent:

1. DEPARTMENTAL REPORT

Senior Planner, Theodore Irving, updated the commission on the City's Planning Department hiring process of many new staff members. The Senior Planner also gave a recap on the California Coastal Committee meeting and the processing of appeals between Coastal Commission and the Planning Department.

Specific questions and follow-up reports were asked by the commission for the Senior Planner to bring back to the commission.

2. COMMISSION BUSINESS

A. Advance Calendar

There were no changes to the advance calendar.

B. Commission Requests:

Commissioner Waltz Morocco made an announcement regarding the Pick Pico street fair, sponsored by the Westside Neighborhood Council.

Commissioner Halper announced that he attended the Baseline Mansionization Ordinance, and Baseline Hillside Ordinance public hearing in Van Nuys.

Commissioner Margulies asked questions relating to the Landscape Ordinance and AB1891 Water Conservation Regulation. She also inquired on the Venice Local Coastal Plan initiative. She concluded by conveying her concerns over the parking issues in the Westwood area.

Commissioner Donovan communicated his concerns relating to the changes to a case received from the Planning Department to the commissions in an expeditious manner.

C. Approval of Meeting – April 20, 2016 & May 4, 2016

Motion:

To approved the minutes for April 20, 2016.

Moved: Merritt

Seconded: Margulies

Ayes: Donovan

Abstain:: Halper and Waltz Morocco

Vote: 3 - 0

Motion:

To approved the minutes for May 4, 2016

Moved: Waltz Morocco

Seconded: Margulies

Ayes: Halper and Donovan

Abstain: Merritt

Vote: 4 - 0

The Commission President called Item No. 6 out of order, and proceeded with the case.

6. **DIR-2015-3953-SPP-1A**

CEQA: ENV-2015-3954-CE

Community Plan: Venice

Council District: 11 – Bonin

Expiration Date: May 22, 2016

Appeal Status: Not Further
Appealable under
LAMC

PUBLIC HEARING

LOCATION: 854 W Marco Place

Proposed Project:

A Project Permit Compliance Review to allow the remodel and one-story addition to an existing one-story single-family dwelling with a detached one-car garage and storage. The project will maintain 79% of the existing exterior walls. The project also includes an additional of a recreation room above the existing detached on-car garage and storage.

Requested Action:

An appeal of the Director of Planning's, pursuant to Section 11.5.7 of the Los Angeles Municipal Code, and the Venice Coastal Zone Specific Plan, (Ordinance No. 175,693), to approve with conditions a Specific Plan Project Permit Compliance to allow the remodel and one-story single-family dwelling with a detached one-car garage and storage. Find that the project is Categorical Exempt. A Categorical Exemption, **ENV. 2015-3954-CE**, was filed.

APPLICANT: Sidney Stephen Howard and Ilda Marie Howard
Representative: Ronald Howell, REH Architects

APPELLANT: Mary Jack and Nancy Wilding

Recommended Actions:

1. **Adopt** the Findings of the Director of Planning.
2. **Deny** the appeal.
3. **Sustain** the Determination of the Director of Planning's in approve in a Project Permit Compliance Review for the remodel of a one-story single-family dwelling and detached one-car garage, and update "Exhibit A" (project plans) to show that the proposed remodel includes new siding and a reduction in the length of the existing eaves.
4. **Find** that the project is Categorically Exempt (**ENV-2015-3954-CE**) from environmental review, pursuant to Article III, Section 1, Class 31 of the City of Los Angeles CEQA Guidelines.

Planning Assistant: Juliet Oh

Discussion:

The commission called for planner to present the department's report regarding the remodeling of a one-story single-family home. Theodore Irving, Senior Planner, stated that the appellant's has withdrawn its appeal and has agreed with the Zoning Administrator's decision.

Motion:

Deny the appeal, sustain the decision of the Director of Planning, and adopt the Findings, and find the project is Categorically Exempt, ENV-2015-3954-CE, from environmental review, pursuant to Article III, Section 1, Class 31 of the City of Los Angeles CEQA Guidelines, based on the appellant's withdrawal of the appeal.

Moved: Margulies
Seconded: Waltz Morocco
Ayes: Halper, Merritt, and Donovan

Vote: 5 - 0

The Commission President returned to the established agenda, and continued as outlined.

3. **ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A**

CEQA: ENV-2014-3008-MND

Community Plan: Brentwood-Pacific Palisades

Council District: 11 – Bonin

Expiration Date: May 18, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING – CONTINUED FROM MARCH 16, 2016

LOCATION: 811 – 815 S. Ocean Front Walk

Requested Action:

An appeal of the Zoning Administrator's decision to approve: pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, on property located within the dual jurisdiction area of the Coastal Zone; pursuant to LAMC Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone; and pursuant to LAMC Section 11.5.7-C, a Project Permit Compliance Review for the construction of a three-story, 35-foot in height, approximately 11,147 square-foot, mixed-use building containing a ground-level 2,691 square-foot restaurant, two upper-floor residential dwelling units, and a subterranean parking level providing a total of 36 on-site parking spaces; all within the Venice Coastal Zone Specific Plan, and; adopt the Mitigated Negative Declaration No. **ENV-2014-3008-MND** as the environmental clearance for the Project. (A Zone Variance from LAMC Section 12.21-A,5 to allow deviations in the design of parking facilities in conjunction with the provision of 36 on-site parking spaces was dismissed, pursuant to the LAMC SECTION 12.27-B).

APPLICANT: 811 Ocean Front Walk LLC, Gary L. Sutter, Vera J. Sutter
Representative: John Reed, Reed Architectural Group, Inc.

APPELLANT: POWER and Bill Przylucki, Robin Rudisill, Mark Kleiman, Gabriel Ruspini, Todd Darling, Lydia Ponce, Sue Kaplan, George Gineris, Laddie Williams

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the action of the Zoning Administrator's decisions to approve:
 - a. a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, on property located within the dual jurisdiction area of the Coastal Zone.
 - b. a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone.
 - c. a Project Permit Compliance Review for the construction of a three-story, 35-foot in height, approximately 11,147 square-foot, mixed-use building containing a ground-level 2,691 square-foot restaurant, two upper-floor residential dwelling units, and a subterranean parking level providing a total of 36 on-site parking spaces; all within the Venice Coastal Zone Specific Plan.
4. **Adopt** the Mitigated Negative Declaration No. **ENV-2014-3008-MND** as the environmental clearance for the Project.
5. **Dismiss** a Zone Variance to allow deviations in the design of parking facilities in conjunction with the provision of 36 on-site parking.

Senior City Planner: Jonathan Hershey (213) 978-1337

Discussion:

Planning Staff commented on the late notice received by the applicant requesting a postponement of the public hearing and to continue the case to another time. The commission called for the applicant's representative, who spoke on the reason for the continuance. There was a request from a Commissioner to have the appellant to speak. Both applicant and the appellant spoke on an agreement in progress and agreed with an extension that the applicant's representative has requested.

Motion:

To extend the hearing date for case no. **ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A** to August 17, 2016 with an expiration date of September 21, 2016.

Moved: Halper
Seconded: Waltz Morocco
Ayes: Margulies, Merritt, Donovan
Vote: 5 - 0

4. **ZA-2014-3845-ZAA-1A**

CEQA: ENV-2014-3846-CE

Community Plan: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

Expiration Date: May 24, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 3400 South Inglewood Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, an Adjustment from LAMC Section 12.08-C,2(b) to allow 7-foot side yard setbacks in lieu of 8-feet, and an Adjustment from LAMC Section 12.21.1 to allow a maximum height of 49 feet 4 inches in lieu of the maximum height of 45 feet permitted by LAMC Sections 12.21.1 and 12.21.1-B,2, in conjunction with a 2,851 square-foot addition and a new deck to an existing single-family dwelling located in the R1-1 Zone. Find this project categorically exempt per Notice of Exemption no. **ENV-2014-3846-CE**, pursuant to Article III, Section I and Class 5, Category 10 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Ram P. Singhania
Representative: Jonathan Riker, Sklar Kirsh, LLC

APPELLANT: Thomas C. Paul

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decisions to approve:
 - a. an Adjustment to allow 7-foot side yard setbacks in lieu of 8-feet.
 - b. an Adjustment to allow a maximum height of 49 feet 4 inches in lieu of the maximum height of 45 feet permitted by LAMC Sections 12.21.1 and 12.21.1-B,2, in conjunction with a 2,851 square-foot addition and a new deck to an existing single-family dwelling located in the R1-1 Zone.
4. **Find** that the project is Categorically Exempt (ENV-2014-3846-CE) from environmental review, pursuant to Article III, Section I and Class 5, Category 10 of the City of Los Angeles CEQA Guidelines.

Associate Zoning Administrator: Jack Chiang (213) 978-1318

The Commission President announced his communication with Ezra Gals of Council District 11, who stated that Council District 11 will not be taking a position on this project.

Discussion:

Jack Chiang, Planning Staff, described the adjustments to this project to the commission. The planning staff provided technical correction to item #6a of the determination letter dated February 23, 2016, to read 2805 from 2851 as written. The commission discussed the planning staff's report in detail leading to specific questions being asked.

The appellant was called to present their case for the appeal. The Commission asked many questions to the appellant. The applicant's representative was called to give their insight in support of the adjustment project. Commission opened the public comment period, and several spoke against the appeal, but there were no speakers in favor of the appeal.

Rebuttal time was given to the applicant's representative as well as the appellant for (3) three minutes. The commission closed the public comment period and began to deliberate to form a motion.

Motion:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decisions to approve:
 - a. an Adjustment to allow 7-foot side yard setbacks in lieu of 8-feet.
 - b. an Adjustment to allow a maximum height of 49 feet 4 inches in lieu of the maximum height of 45 feet permitted by LAMC Sections 12.21.1 and 12.21.1-B,2, in conjunction with a 2,851 square-foot addition and a new deck to an existing single-family dwelling located in the R1-1 Zone.
 - c. The technical correction to item #6 of the conditions
4. **Find** that the project is Categorically Exempt (ENV-2014-3846-CE) from environmental review, pursuant to Article III, Section I and Class 5, Category 10 of the City of Los Angeles CEQA Guidelines.

Moved: Merritt
Seconded: Waltz Morocco
Ayes: Halper, Margulies, and Donovan
Vote: 5 - 0

Commissioner Halper asked to be excused at 6:56P.M. The Commission President called for a (5) minute recess at 6:57P.M. The meeting reconvened at 7:02P.M. and continued with the established agenda as outlined.

5. ZA-2014-1095-CU-ZAA-DRB-SPPA-SPP-1A

CEQA: ENV-2014-1094-MND

Community Plan: Westwood

Council District: 5 – Koretz

Expiration Date: May 22, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 611 South Gayley Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to section 5.B.2 of the North Westwood Village Specific Plan and Los Angeles Municipal Code Section 12.24-W,21,a Conditional Use to permit the construction, use and maintenance of a fraternity house in the [Q]R4-1VL Zone; pursuant to the provisions of Municipal Code Section 12.28, an Adjustment to allow front yard setbacks ranging between 0 and 12 feet in lieu of the required 15 feet and a zero-foot side yard setback in lieu of the required 7 feet; Pursuant to Section 16.50-C of the Los Angeles Municipal Code and Section 10. of the Specific Plan, a Director's Design Review Determination; Pursuant to the provisions of Municipal Code Section 11.5.7-E, a Specific Plan Adjustment to permit an increase in height from the maximum 7 feet to 8 feet 4-3/4 inches of the first subterranean garage level above grade; and pursuant to Municipal Code Section 11.5.7-C, a Project Permit Compliance Review with the North Westwood Village Specific Plan in conjunction with the construction, use and maintenance of a new 15,481 square-foot, 22-room fraternity house and a 31-space subterranean garage on an approximately 8,878 square-foot lot located in the [Q]R4-1VL Zone. Mitigated Negative Declaration No. ENV-2014-1094-MND was adopted as the environmental clearance for the Project.

APPLICANT: 611 Gayley Los Angeles 90024, LLC

Representative: Kevin K. McDonald, Jeffer, Mangels, Butler & Mitchell, LLP

APPELLANT: Steven D. Sann

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to approve:
 - a. a Conditional Use to permit the construction, use and maintenance of a fraternity house in the [Q]R4-1VL Zone.
 - b. an Adjustment to allow front yard setbacks ranging between 0 and 12 feet in lieu of the required 15 feet and a zero-foot side yard setback in lieu of the required 7 feet; Pursuant to Section 16.50-C of the Los Angeles Municipal Code and Section 10. of the Specific Plan, a Director's Design Review Determination.
 - c. a Specific Plan Adjustment to permit an increase in height from the maximum 7 feet to 8 feet 4-3/4 inches of the first subterranean garage level above grade.
 - d. a Project Permit Compliance Review with the North Westwood Village Specific Plan in conjunction with the construction, use and maintenance of a new 15,481 square-foot, 22-room fraternity house and a 31-space subterranean garage on an approximately 8,878 square-foot lot located in the [Q]R4-1VL Zone.
4. **Adopt** the Mitigated Negative Declaration No. ENV-2014-1094-MND as the environmental clearance for the project.

Senior City Planner: Jonathan Hershey (213) 978-1318

Discussion:

The Senior Planner, Theodore Irving, spoke in regards to a conditional use of a Fraternity house in the Westwood Area. The Senior Planner presented issues and concerns that the appellant has in regards to the Fraternity house. The commission asked detail questions regarding the Notice of the Hearing and the mailing of the determination letters dated February 19, 2016.

The appellant was given (5) five minutes to speak for the appeal. The applicant's representative was given the same amount of time to speak against the appeal. Questions were asked of appellant and applicant's representative. The commission opened the public comment period for (1) minute for those to spoke for or against the appeal.

Rebuttal time of (3) minutes were given to the applicant's representative and the appellant. The Council Representative of Council District 5, Faisal Alserri, spoke in support of the project, and the public comment period was closed. The commission deliberated over testimonies heard, and questions were asked of the City Planner, City Attorney, and Senior City Planner.

Public comments period was reopened, and the commission re-called for the applicant's representative to see if an agreement can be made to continue the case with limits on discussion to condition no. 7, condition no. 46, and the structure of the terrace/roof like structure. The applicant agreed to a continuance. Public comment was closed, and a motion was made.

Motion:

To continue the case on certain points of the condition no. 7, condition no. 46 and issues regarding the Terrace/Roof to July 6, 2016. Notices are to be sent to everyone on the mailing list and to the Westwood Community Council. The Commission reserves the right to vote the entire motion.

Moved: Donovan

Seconded: Waltz Morocco

Ayes: Margulies, and Merritt

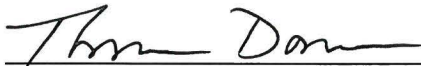
Absent: Halpher

Vote: 4 - 0

PUBLIC COMMENT PERIOD

There was (1) one speaker for the public comment period

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9.31P.M.



Thomas Donovan, President



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