

**MOTION**

At its meeting on February 4, 2015, the West Los Angeles Area Planning Commission (WLAAPC) considered the appeal of an application for a two-lot, small-lot subdivision located at 758 Sunset Avenue in the Venice community. Based on direction from the Department of City Planning ("Planning"), the applicant originally filed for a Tentative Parcel Map ("Parcel Map") (AA-2013-1086-PMLA-SL) and a concurrent set of Zoning Administrator's entitlements including a Coastal Development Permit ("CDP"), Mello Act Determination and a Zoning Administrator's Adjustment ("Adjustment") (ZA-2013-1085-CDP-MEL-ZAA). The WLAAPC approved the Parcel Map, CDP, and Mello Act Determination, but denied the Adjustment. The Parcel Map approval included a condition requiring the applicant to obtain the Adjustment in order to use the Parcel Map approval.

The Adjustment was originally required by Planning to allow for a lot that was smaller than the standard requirement of 5,000 square feet. Because the existing lot was 4,802 square feet, and the dedication requirements triggered by the subdivision under the Parcel Map would further contribute to the substandard size of the lot (4,670 square feet), Planning directed the applicant to file for the Adjustment as part of the original application package. After the WLAAPC hearing, the applicant's representative challenged the need for the Adjustment, and upon further review, the Planning Department and the City Attorney determined that the Adjustment application was required in error. Under current planning guidelines for the area and for the property, no Adjustment was necessary.

Because the Parcel Map that was approved by the WLAAPC contains a condition specifically requiring approval of the Adjustment, and because the Planning Department and City Attorney have determined the Adjustment should not have been a prerequisite for approval, the WLAAPC acted in error, and that error needs to be corrected.

**I THEREFORE MOVE** that pursuant to Section 245 of the Los Angeles City Charter, the City Council assert jurisdiction over the West Los Angeles Area Planning Commission's February 4, 2015 action to impose a condition requiring approval of the Adjustment (Letter of Determination date: March 24, 2015 - Case No: AA-2013-1086-PMLA-SL) for property located at 758 Sunset Avenue, Los Angeles, CA 90291.

**I FURTHER MOVE** that upon assertion of jurisdiction, the matter be referred to the Planning and Land Use Management Committee for further review.

PRESENTED BY:

  
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MIKE BONIN  
Councilmember, 11th District

SECONDED BY:

  
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**ORIGINAL**

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