

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, MARCH 15, 2023 REGULAR MEETING
FELICIA MAHOOD MULTIPURPOSE CENTER
11338 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025

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: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**WEST LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The West Los Angeles Area Planning Commission’s March 15, 2023 meeting was conducted in person at the Felicia Mahood Multipurpose Center and via telephone and videoconferencing in a hybrid meeting format.

The meeting was called to order by Commission President Lisa Waltz Morocco at 4:36 p.m. with Commission Vice President April Sandifer and Commissioner Marty Shelton present.

Commissioners Esther Margulies and Adele Yellin were not in attendance.

Also in attendance were Juliet Oh, Senior City Planner, Parissh Knox, Deputy City Attorney, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez and Bryan Walker, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, on behalf of the Director of Planning provided an update regarding the release of a Department memo related to tolling and extensions of time in conjunction with the conclusion of the COVID-19 local emergency order for planning cases.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Shelton moved to approve the Meeting Minutes of February 15, 2023. Commission Vice President Sandifer seconded the motion and the vote proceeded as follows:

Moved: Shelton
Second: Sandifer
Ayes: Waltz Morocco
Absent: Margulies, Yellin

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

DIR-2019-1115-CDP-MEL-1A

CEQA: ENV-2019-1116-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Park

Last Day to Act: 03-24-23

Continued from: 12-01-22

02-16-22

PUBLIC HEARING HELD

PROJECT SITE: 17440 – 17444 West Castellammare Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Nick Vasuthasawat, City Planning Associate, Juliet Oh, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Department; Stanley Barankiewicz and Ivo Venkov, representing the Applicant; Andy Chen, Applicant; Thomas Donovan, representing the Appellant; and Judy Watson, Appellant.

Commission President Waltz Morocco re-opened public comment before deliberation.

MOTION:

Commission President Waltz Morocco moved to put forth the actions below in conjunction with the denial of the following Project, as stated on the record:

Construction of a new two-story, 2,701 square-foot single-family dwelling over one level of habitable basement with attached two-car garage (and one uncovered parking space), and pool over two vacant lots. The Project includes excavation and remedial grading composed of 667 cubic yards of cut and fill and the export of 138 cubic yards of soil.

1. Grant the appeal and overturn the Director of Planning determination dated November 16, 2022;
2. Deny, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development

Permit for the proposed project on a lot located in the Dual Permit Jurisdiction Area of the California Coastal Zone;

3. Deny, pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act, a Mello Act Compliance Review for the construction of a new Residential Unit in the Coastal Zone;
4. Adopt the Findings, as stated on the record by the Commission.

Commissioner Shelton seconded the motion and the vote proceeded as follows:

Moved: Waltz Morocco
Second: Shelton
Ayes: Sandifer
Absent: Margulies, Yellin

Vote: 3 – 0

MOTION PASSED

At approximately 6:04 p.m. Commission President Waltz Morocco recessed the meeting. At approximately 6:06 p.m. Commission President Waltz Morocco reconvened the meeting with Commission Vice President Sandifer and Commissioner Shelton.

ITEM NO. 6

ZA-2021-10187-F-1A

CEQA: ENV-2021-10188-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Park

Last Day to Act: 03-15-23

Continued from: 02-01-23

PUBLIC HEARING HELD

PROJECT SITE: 15021 West Bestor Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Nick Vasuthasawat, City Planning Associate, Juliet Oh, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Department; Susan Steinberg and Jared Johnson, representing the Applicant; Ginny Lee, Applicant; and Kristina Kropp, representing both Appellants.

MOTION:

Commission President Waltz Morocco moved to put forth the actions below in conjunction with approval of the following Project, with Modification and Amendments, as stated on the record:

Construction, use, and maintenance of a proposed six-foot high hedge and five-foot high pool enclosure fence/gate within the front yard area in conjunction with the existing single-family residence and proposed pool.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites or historic resources applies;
2. Deny the appeal in part and grant the appeal in part, and sustain the Zoning Administrator's

- determination dated November 7, 2022;
3. Approve, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code (LAMC), to allow the construction, use, and maintenance of a pool enclosure fence/gate with a maximum height of five feet and over-in-height hedges with a maximum height of six feet within the required front yard setback of the property along Bestor Boulevard; and to allow the hedges in the westerly side yard setback fronting McKendree Avenue to not exceed four-feet in height above the existing four-foot six-inch retaining wall, in lieu of a three-feet six-inch height limit otherwise permitted by LAMC Section 12.21 C.1(g);
 4. Adopt the Conditions of Approval, as Modified by the Commission; and
 5. Adopt the Findings, as Amended by the Commission.

Commissioner Shelton seconded the motion and the vote proceeded as follows:

Moved: Sandifer
Second: Shelton
Ayes: Waltz Morocco
Absent: Margulies, Yellin

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

ZA-2021-7505-CDP-ZAD-1A

CEQA: ENV-2021-7507-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Park

Last Day to Act: 03-24-23

PUBLIC HEARING HELD

PROJECT SITE: 251 North Monte Grigio Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Nick Vasuthasawat, City Planning Associate, Juliet Oh, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Department; Susan Steinberg and Jared Johnson, representing the Applicant; Ginny Lee, Applicant; and Kristina Kropp, representing both Appellants.

At approximately 6:40 p.m. Commission President Waltz Morocco recessed the meeting due to technical issues. At approximately 6:43 p.m. Commission President Waltz Morocco reconvened the meeting with Commission Vice President Sandifer and Commissioner Shelton.

MOTION:

Commission President Waltz Morocco moved to put forth the actions below in conjunction with approval of the following Project, with Modification and Amendments, as stated on the record:

Remodel and addition of an existing single-family dwelling with an attached garage consisting of a 2,178 square-foot single-family dwelling with an attached two-car garage, swimming pool/spa, and two retaining walls. The Project includes 586 cubic yards of cut and fill and the export of 550 cubic yards of soil. The Project includes a request for 46 percent lot coverage in lieu of the required 40 percent lot

coverage.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction and Conversion of Small Structures and Section 15332, Class 32 (Infill-Development Project) 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, sustained the Zoning Administrator's determination dated November 7, 2022;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the proposed project on a lot located in a Single Permit Jurisdiction Area of the California Coastal Zone;
4. Approve, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator Determination to permit 46 percent lot coverage in lieu of 40 percent lot coverage required by LAMC Section 12.21 C.10(e);
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings, as Amended by the Commission.

Commissioner Shelton seconded the motion and the vote proceeded as follows:

Moved: Waltz Morocco
Second: Shelton
Ayes: Sandifer
Absent: Margulies, Yellin

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, President Waltz Morocco adjourned the meeting at 8:25 p.m.



April Sandifer, Vice President
West Los Angeles Area Planning Commission



Marty Shelton, Commissioner
West Los Angeles Area Planning Commission



Cecilia Lamas, Commission Executive Assistant II
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 07 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**