

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, August 19, 2020  
(VIA TELECONFERENCE)

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

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted telephonically.

The meeting was called to order by Commission Vice President Lisa Waltz Morocco at 4:33 p.m., with Commissioners Esther Margulies and Heather Rozman in attendance. Commissioners Michael Newhouse and Adelle Yellin were absent.

Also in attendance were Juliet Oh, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James K. Williams, Commission Executive Assistant II; Diego Vasquez, Commission Office Staff.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

Elections of Officers – Continued to the September 2, 2020 Meeting

- **Director’s Report:**

Juliet Oh, Senior City Planner, reported on the following items of interest:

- In response to Commissioner Margulies’ requests, Small Lot developments are not tracked for affordability because of a lack of access to cost information;
- Commissioner Training has been planned, all though delayed, and the Commission Office will offer a training session soon; and
- For September, the Community Plan Update teams will be hosting a series of Office Hours. An email will be sent to the interested parties list for the Community Plan Update areas who are encouraged to discuss issues and concerns by signing-up for an Office Hours time slot.

- **Advance Calendar:** There were no changes to the calendar.

- **Commission Requests:** Commissioner Waltz Morocco requested that the meetings be limited to two cases per meeting date.

- **Approval of the Minutes:**

**MOTION:**

Commissioner Rozman moved to approve the minutes of May 6, 2020; June 3, 2020; June 17, 2020; July 1, 2020; and July 15, 2020. The motion was seconded by Commissioner Margulies and the vote proceeded as follows:

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

**Vote: 3 – 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**

Two speakers addressed the Commission.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There was a request to reconsider case ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A. The Commission discussed the request and upon advice from the City Attorney, there was no motion made to reconsider the item.

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**ITEM NO. 5**

**[DIR-2018-1485-CDP-MEL-1A](#)**

CEQA: ENV-2018-1486-CE  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: 08-19-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 426-428 East Grand Boulevard

**PROJECT SITE:** 1011 Electric Avenue; 1021-1051 South Abbot Kinney Boulevard

**IN ATTENDANCE:**

Juliet Oh, City Planner representing the Planning Department; Ira Brown, City Planning Associate; Lea Arenas, City Land Use Inc. Representative for Applicant; Bill Przlucki, People Organized for Westside Renewal (POWER), Robin Rudisill, Kevin and Teri Keresey, Jason Lord, Appellant

**MOTION:**

Commissioner Margulies put forth the actions below in conjunction with the disapproval of the following project:

The demolition of an existing one-story duplex and the construction of a new three-story, 3,977 square foot single-family dwelling with attached four-car garage, roof deck and a 860 square foot Accessory Dwelling Unit (ADU).

1. Grant the appeal and overturn the Director of Planning's April 22, 2020 determination;
2. Disapprove, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the Proposed Project within the Single-Permit Jurisdiction of the California Coastal Zone; and
3. Disapprove, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the demolition of two Residential Units and construction of two Residential Units in the Coastal Zone; and
4. Adopt the Findings of the Commission.

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

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

**Vote: 3 – 0**

**MOTION PASSED**

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There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Waltz Morocco adjourned the meeting at 7:09 p.m.

*Lisa Waltz Morocco* (Electronic Signature)

Lisa Waltz Morocco, Vice President  
West Los Angeles Area Planning Commission

*Heather Rozman* (Electronic Signature)

Heather Rozman, Commissioner  
West Los Angeles Area Planning Commission

*J. Williams*

James K. Williams, Commission Executive Assistant II  
West Los Angeles Area Planning Commission

**ADOPTED**

CITY OF LOS ANGELES

**SEP 02 2020**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**