

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, November 18, 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 West Los Angeles Area Planning Commission meeting was conducted telephonically.

The meeting was called to order by Commission President Michael Newhouse at 4:35 p.m., along with Commissioners Esther Margulies and Adelle Yellin in attendance. Commissioner Lisa Waltz Morocco was 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; and Denise Otero, Commission Office Staff.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

**Director’s Report:**

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

- The Westside Community Plan Update team held the first of three meetings for the update to Survey LA for the Venice Coastal Zone;
  - On Thursday November 19, 2020, the Planning and Land Use and Management Committee will consider the proposed Restaurant Beverage Program which will create an administrative clearance process for sit-down restaurants to serve alcohol; and
  - City Planning will host a webinar on Friday November 20, 2020 to introduce the Ridgeline Protection Ordinance to manage development in Ridgeline’s potentially sensitive areas.
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- **Advance Calendar:** Commissioner Newhouse has tentatively planned to be absent for the December 2, 2020 meeting.
  - **Commission Requests:** There were no Commission requests.
  - **Minutes of Meeting** – The minutes were continued to the next meeting.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations.

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**ITEM NO. 3**

**PUBLIC COMMENT PERIOD**

No speakers addressed the Commission.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were not reconsideration requests.

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**ITEM NO. 5**

**[DIR-2019-6145-CDP-MEL-1A](#)**

CEQA: ENV-2019-6146-CE

Plan Area: Westchester-Playa Del Rey

Council District: 11 – Bonin

Last Day to Act: Subject to Tolling

**PUBLIC HEARING HELD**

**PROJECT SITE:** 7012 Vista Del Mar Lane

**IN ATTENDANCE:**

Kevin Fulton, Planning Assistant, Jordan Turner, City Planner and Juliet Oh, Senior City Planner representing the Planning Department; Susan Steinberg, Howard Robinson & Associates; Patrick and Brianna Cunningham, C&C Partners Architects; Elisa Paster and Stephanie DeHerrera, Attorneys, Glaser Weil representing Mark and Sherri Streams, Applicant; Julie Ross, Westchester-Playa Neighborhood Council, Appellant; Lisa Farris, Appellant; Thomas A. Nitti, Law Offices of Thomas A. Nitti representing Robert Shelton, Appellant; Eileen and Andrew Cahill, Appellant; Bonnie Cullinan, Appellant; Jeffrey Burke and Amanda Barrett, Appellant

**MOTION:**

Commissioner Newhouse put forth the actions below in conjunction with the approval of the following project:

Demolition of a one-story, 1,987 square-foot single-family dwelling and the construction of a new

three story, 5,784 square-foot, single family dwelling with a 1,722 square-foot basement level containing a three-car garage and storage (no habitable rooms). The project proposes the cut and export of 1,500 cubic yards of dirt.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 and 15303, 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 appeals and sustain the Director's determination dated August 11, 2020;
3. Approve, pursuant to the Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the demolition of a one-story, 1,987 square-foot, single-family dwelling and the construction of a new three-story, 5,784 square-foot, single-family dwelling with a 1,722 square-foot basement level containing a three-car garage and storage (no habitable rooms), and a haul route for the cut and export of 1,500 cubic yards of dirt in the Dual Permit Jurisdiction Area of the California Coastal Zone;
4. Approve, 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 one Residential Unit and the construction of one new Residential Unit in the Coastal Zone;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

**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 Newhouse adjourned the meeting at 6:40 p.m.

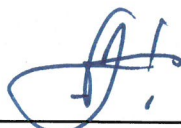
*Michael Newhouse* (Electronic Signature)

Michael Newhouse, President  
West Los Angeles Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**APR 07 2021**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**

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