

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 7, 2021
(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. 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 President Michael Newhouse at 4:35 p.m., along with Commission Vice President Waltz Morocco and Commissioners Alexis Laing and Esther Margulies in attendance. Commissioner Adelle Yellin joined the meeting at 4:39 p.m.

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; Denise Otero, Commission Office Staff.

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 Planning Department’s 2020 Annual Report is now available on the Planning website. The report highlights Department milestones such as the approval of 24,223 housing units;
- On March 25, 2021 the City Planning Commission approved the Processes and Procedures Ordinance. The ordinance will move forward for consideration by the Planning and Land Use Management Committee (PLUM). The ordinance proposes to streamline and re-organize the rules that govern the steps involved in reviewing development projects or adopting land use policy;
- On March 25, 2021 the City Planning Department issued a Statement standing in solidarity with of the Asian, Asian-American and Southeast Pacific Islander communities of Los Angeles. It condemns all acts of hate and gender violence against the AA-PI family, friends, neighbors and colleagues; and
- The Comprehensive Fee Update was scheduled for PLUM yesterday, but the meeting was canceled and the matter will be noticed for a later date.

Commission Requests:

Commissioner Margulies requested an update on the Mello Act Ordinance and the Venice Local Coastal Plan.

Advance Calendar:

There were no changes to the advance calendar.

Minutes:

Commissioner Waltz Morocco moved to approve the minutes for the meetings of October 21, 2020; November 4, 2020; November 18, 2020 and December 2, 2020. The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

Moved: Waltz Morocco
Second: Yellin
Ayes: Laing, Margulies, Newhouse

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2**NEIGHBORHOOD COUNCIL**

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3**PUBLIC COMMENT PERIOD**

One speaker addressed the Commission.

ITEM NO. 4**RECONSIDERATIONS**

There were not reconsideration requests.

ITEM NO. 5

[ZA-2020-1441-ZAA-1A](#)

CEQA: ENV-2020-1442-CE
Plan Area: West Los Angeles

Council District: 11 – Bonin
Last Day to Act: N/A
Continued from 3-17-21

PUBLIC HEARING HELD

PROJECT SITE: 2110 South Barry Avenue

IN ATTENDANCE:

Dylan Sittig, City Planning Associate and Charlie Rausch, Associate Zoning Administrator representing the Planning Department; Carole Nakano, Appellant; Hayk Martirosian, Techna Landco Inc. and Matthew Hayden, Hayden Planning representing Ramin Soofer, 2110 Barry Ave. LLC, Applicant

MOTION:

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

Two-unit condominium with a maximum height of 32.5-feet, approved by the Advisory Agency on July 26, 2019 (AA-2018-4026-PMLA-CN), requests reduced northwesterly and southeasterly side yards of 5-feet 2-inches on a 42-foot wide lot, in lieu of the 6-feet 2-inches otherwise required by the Los Angeles Municipal Code Section 12.09 C.2 for the R2-1 Zone.

1. Grant the appeal and overturn the December 8, 2020 Zoning Administrator's determination;
2. Disapprove, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment from LAMC Section 12.09 C.2 to permit reduced northwesterly and southeasterly side yards of five feet, two inches, in lieu of the six feet, two inches otherwise required by the R2-1 zone; and
3. Adopt the Findings as amended by the Commission.

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

Moved: Margulies
Second: Waltz Morocco
Ayes: Laing
Nays: Newhouse, Yellin

Vote: 3 – 2

MOTION PASSED

Commission President Newhouse recessed the meeting at 6:28 p.m. The meeting reconvened at 6:35 p.m. with Commissioners Newhouse, Waltz Morocco, Laing, Margulies and Yellin in attendance.

ITEM NO. 6

DIR-2020-3520-CDP-MEL-1A

CEQA: ENV-2020-3522-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 610 East Mildred Avenue

IN ATTENDANCE:

Bob Babajian, Student Professional Worker, Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Planning Department; Richard Stanger, Appellant; and Bill Tsui, Yu2e, Inc. representing Gregory and Annette Goldstein, Applicant

MOTION:

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

Demolition of one Residential Unit and the construction of one new Residential Unit in the Coastal Zone.

1. Determine, based on the whole of the administrative record that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 and 15303, Class 3, and that 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 and sustain the Director's Determination dated January 7, 2021;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the demolition of a one-story single-family dwelling and detached garage and the construction of a new two-story, 3,008 square-foot single-family dwelling, 423 square-foot accessory structure (garage and bathroom), and swimming pool, providing three parking spaces, located in the Single Permit Jurisdiction area of the 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: Laing, Margulies
Nays: Waltz Morocco

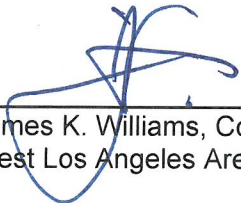
Vote: 4 – 1

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission
Commissioner Newhouse adjourned the meeting at 7:45 p.m.

Michael Newhouse (Electronic Signature)

Michael Newhouse, President
West Los Angeles Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

MAY 05 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**