

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 16, 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 West Los Angeles Area Planning Commission meeting was conducted telephonically.

The meeting was called to order by Commission Vice President Waltz Morocco at 4:31 p.m., along with Commissioner Alexis Laing, Commissioner Esther Margulies and Commissioner Adelle Yellin in attendance. Commissioner Michael Newhouse was absent.

Also in attendance were Juliet Oh, Senior City Planner and Christine Saponara, 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.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

Director’s Report:

Christine Saponara, Senior City Planner, reported on the following items of interest:

- Her introduction and background;
- An update on the Mello Act. In 2015, the City Council requested that the Planning Department prepare a permanent ordinance implementing the State Mello Act. The City has been operating under the Interim Administrative Procedures (IAP) since the year 2000. The revised draft ordinance strengthens and clarifies the review process where necessary. It is more transparent with clearer objectives and expectations as compared to the previous IAP and it removes options which did not result in desired outcomes. The main changes are clarity between provision and procedure. This includes clarity of the Housing Department’s and the Planning Department’s roles and their approval procedures. Replacement units will be required to be replaced onsite. Additionally, this will also include a new feasibility study methodology and a pre-authorized list of third-party consultants to hire from. These consultants will prepare the feasibility study and work for the City and not the developer; and lastly, the proposed ordinance is more protective of affordable housing and tenants.

Commission Requests:

There were no formal Commission requests.

Advance Calendar:

Commissioner Waltz Morocco plans to be absent from the August 4, 2021 meeting.

Minutes:

The minutes were postponed to the next meeting.

ITEM NO. 2**NEIGHBORHOOD COUNCIL**

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3**PUBLIC COMMENT PERIOD**

Several speakers addressed the Commission.

ITEM NO. 4**RECONSIDERATIONS**

There were no reconsideration requests.

ITEM NO. 5**[DIR-2019-5903-CDP-MEL-1A](#)**

CEQA: ENV-2019-5904-CE

Plan Area: Venice

Council District: 11 – Bonin

**Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 815 East Angelus Place

IN ATTENDANCE:

Kevin Fulton, Planning Assistant and Juliet Oh, Senior City Planner representing the Planning Department; Stewart Oscars, Appellant; and Laura Donovan, Laura Donovan Architecture representing Donald L. Popkes & Allison M. Fister, Applicant

MOTION:

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

Demolition of a single-family dwelling and the construction of a new, two-story, 3,437 square foot, single-family dwelling with an attached garage, roof deck, and a swimming pool. The Project provides a total of three parking spaces and is located in the Single Permit Jurisdiction area of the Coastal Zone.

1. Grant the appeal and overturn the Planning Director's Determination dated February 26, 2021;
2. Disapprove, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the Proposed Project, located in the Single Permit Jurisdiction area of the Coastal Zone;
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 one Residential Unit and construction of one new Residential Unit in the Coastal Zone; and
4. Adopt the Findings as amended by the Commission.

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

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

Vote: 2 – 2

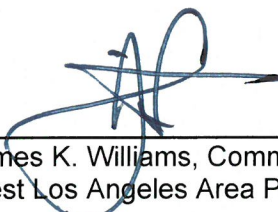
MOTION FAILED

Please note that this case does not expire. It will rollover to a following meeting until a final decision has been made.

There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 7:02 p.m.

Lisa Waltz Morocco (Electronic Signature)
Lisa Waltz Morecco, Vice President
West Los Angeles Area Planning Commission

Adele Yellin (Electronic Signature)
Adele Yellin, Commissioner
West Los Angeles Area Planning Commission


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

ADOPTED
CITY OF LOS ANGELES
AUG 18 2021
CITY PLANNING DEPARTMENT
COMMISSION OFFICE