

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, June 15, 2022
(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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the West Los Angeles Area Planning Commission's June 15, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission Vice President Waltz Morocco at 4:30 p.m. with Commissioners Margulies and Sandifer present. Commissioner Laing and Yellin were absent.

Also in attendance was Christine Saponara, Senior City Planner; Oscar Medellin, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Denise Otero, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commissioner Margulies moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Sandifer seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Christine Saponara, Senior City Planner, gave the following report:
 - Next month on July 1st, City Planning will issue an annual update to the Fee Schedule for the Affordable Housing Linkage Fee. The revised fee schedule includes the latest change to the

consumer price index for the greater Los Angeles area adjusted to account for our annual information. This was specified in the Linkage Fee ordinance adopted on December 13, 2017.

- The Westwood Specific Plan Update includes revisions to Signage allowing Signage to be administrative and removed the definition for fast food and all ratios and quotas for different types of restaurants and also made parking more business friendly for projects that are change of use only. All projects must be compliant with the regulations that we have not changed and those regulations have been in place since the late 90s. The Specific Plan was approved by PLUM on May 17th and will be going into the form and legality process to get full approval by Council.

- **City Attorney Report:** Deputy City Attorney Oscar Medellin gave the following report:

- The Deputy City Attorney updated the Commission on an appeal case heard in 2018 regarding a Zoning Administrator's approval of a Conditional Use Permit and Coastal Development Permit for a project located at 13200 Mindanao Way.

- **Advance Calendar:** Commission Vice President Waltz Morocco announced she would be absent from the August 3, 2022 meeting.

- **Commission Requests:** There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No one addressed the Commission during general public comment.

ITEM NO. 5

There were no requests for reconsiderations.

ITEM NO. 6

APCW-2019-6284-SPE-CUB-ZV-SPP-CDP

CEQA: ENV-2019-6285-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 05-04-22

Continued From: 05-04-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 209 East Windward Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Ira Brown, City Planning Associate, representing the Department; Sascha A. Tohidi and Marcia Davalos, City Land Use, Inc., Applicant.

MOTION:

Commission Vice President Waltz Morocco put forth the actions below in conjunction with the approval of the following Project, with modifications, as stated on the record:

Legalize a change of use of the ground floor portion of a single-family residence to a 2,246 square foot restaurant with 1,380 square feet of Service Floor area and a request to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, providing 32 indoor and 32 outdoor seats and maintaining a 787 square foot second story dwelling unit; zero parking spaces are provided.

1. Determined that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Sections 15301 and 15303, and that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to allow zero parking spaces in lieu of the 32 spaces otherwise required by Sections 13.D and 13.E of the Venice Coastal Zone Specific Plan;
3. Approved, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan;
4. Approved, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a development within the Single Permit Jurisdiction of the Coastal Zone;
5. Approved, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a 2,246 square foot restaurant comprised of 32 indoor seats and 32 outdoor seats;
6. Approved, pursuant to LAMC Section 12.27, a Zone Variance to waive a loading space that is otherwise required by LAMC Section 12.21 C.6.;
7. Adopted the modified Conditions of Approval; and
8. Adopted the amended Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

ZA-2021-10613-ZAA-1A

CEQA: ENV-2021-10614-CE
Plan Area: West Los Angeles

Council District: 11 – Bonin
Last Day to Act: 07-25-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1624 South Amherst Avenue (1624-1626 South Amherst Avenue)

IN ATTENDANCE VIA TELECONFERENCE:

Henry Chu, Associate Zoning Administrator, representing the Department; Holly Grzywacz, HG Development & Services; David Kimura and Naomi Kageyama, Trustee, Son of Mary Kimura, Appellant.

MOTION:

Commissioner Margulies put forth the actions below in conjunction with the approval of the following Project, with modifications, as stated on the record:

A request to permit the construction of a single-family home with an encroachment of 2' 8" and 3' 4" into the encroachment plane.

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Denied the partial appeal and sustained the Zoning Administrator's determination dated April 26, 2022;
3. Approved, pursuant to Section 12.28 A of the Los Angeles Municipal Code (LAMC), a Zoning Administrator Adjustment from LAMC Section 12.08 C.5(a), to permit encroachments of two feet eight inches and three feet four inches above the forty-five degree encroachment plane started at a 20-foot origin height from the existing or finished grade, whichever is lower, along the required front and side yard setbacks, respectfully, in conjunction with the construction of a new two-story, 2,606-square-foot, single-family home;
4. Adopted the modified Conditions of Approval; and
5. Adopted the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Waltz Morocco adjourned the meeting at 6:09 p.m.

Lisa Waltz Morocco

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

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 17 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**