

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, JULY 6, 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 July 6, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commissioner Margulies at 4:47 p.m. with Commissioners Sandifer and Yellin present. Commission Vice President Waltz Morocco was absent.

Also in attendance were Juliet Oh, 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 Yellin 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: Yellin
Second: Sandifer
Ayes: Margulies
Absent: Waltz Morocco

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Juliet Oh, Senior City Planner, had no report.
- **Deputy City Attorney Report:** Oscar Medellin gave the following report:

- The Deputy City Attorney was prepared to give an update on a Court of Appeal decision in *Trask Properties III, LLC v. City of Los Angeles* (B309511) located at 13200 Mindanao Way. He delayed the report until Vice President Waltz Morocco is present.
- **Advance Calendar:** Commissioners Margulies and Yellin announced they would be absent from the August 3, 2022 meeting. Commissioner Yellin will be absent from the October 19, 2022 meeting.
- **Commission Requests:** Commissioner Margulies requested Planning staff to come back with updates on the Mello Act and the LCP.
- **Approval of the Minutes:** Commissioner Yellin moved to approve the minutes of November 17, 2021, May 4, 2022 and June 1, 2022. The motion was seconded by Commissioner Margulies and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

Several members of the public addressed the Commission during general public comment.

ITEM NO. 5

There were no requests for reconsiderations.

ITEM NOS. 6 AND 7 WERE HEARD CONCURRENTLY, BUT SEPARATE MOTIONS WERE PASSED.

ITEM NO. 6

AA-2019-6453-PMLA-SL-1A

CEQA: ENV-2019-6456-CE
Related Case: DIR-2019-6455-CDP-MEL-1A,
ADM-2019-6454-SLD
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 07-13-22

PUBLIC HEARING HELD

PROJECT SITE: 709 East Brooks Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Kevin Fulton, Planning Assistant, representing the Department; Fred Gaines, Gaines & Stacey, LLP, and Sue Steinberg, Howard Robinson and Associates, representing the Applicant; Robin Rudisill, Citizens Preserving Venice, Appellant.

MOTION:

Commissioner Margulies put forth the actions below in conjunction with the approval of the Project:

A preliminary parcel map for the subdivision of a 4,826 square-foot lot into two small lots in conjunction with the demolition of a duplex and accessory structures and the construction of two three-story single-family dwellings. A total of five parking spaces are provided onsite.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines 15301 (Class 1), 15303 (Class 3), 15315 (Class 15), and 15332 (Class 32), 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 appeal and sustain the Deputy Advisory Agency's determination dated March 2, 2022;
3. Approve pursuant to Section 12.22 C.27 of the Los Angeles Municipal Code, to approve Parcel Map AA-2019-6453-PMLA-SL, located at 709 East Brooks Avenue, for a maximum two small lots, for a maximum of two new small lot homes, as shown on map stamp-dated October 30, 2019, in the Venice Community Plan;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

DIR-2019-6455-CDP-MEL-1A

CEQA: ENV-2019-6456-CE

Related Case: AA-2019-6453-PMLA-SL-1A,

ADM-2019-6454-SLD

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 07-13-22

PUBLIC HEARING HELD

PROJECT SITE: 709 East Brooks Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Kevin Fulton, Planning Assistant, representing the Department; Fred Gaines, Gaines & Stacey, LLP and Sue Steinberg, Howard Robinson and Associates, representing the Applicant; Robin Rudisill, Citizens Preserving Venice, Appellant.

MOTION:

Commissioner Margulies put forth the actions below to approve the Project in conjunction with the following modifications:

The demolition of a duplex and accessory structures, the subdivision of a 4,826 square-foot lot into two new small lots and the construction of two three-story single-family dwellings with roof decks. A total of five parking spaces are provided, and the Project is located in the Single Permit Jurisdiction Area of the Coastal Zone.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1), 15303 (Class 3), 15315 (Class 15) and 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Grant the appeal in part and deny the appeal in part;
3. Deny, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the demolition of a duplex and accessory structures, the subdivision of a 4,826 square-foot lot into two new small lots and the construction of two three-story single-family dwellings with roof decks. A total of five parking spaces are provided and the Project is 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 two Residential Units and the construction of two Residential Units in the California Coastal Zone; and
5. Adopt the Amended Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

SEP 07 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business before the Commission, Commissioner Margulies adjourned the meeting at 7:44 p.m.

Esther Margulies

Esther Margulies, Commissioner
West Los Angeles Area Planning Commission

Adele Yellin

Adele Yellin, Commissioner
West Los Angeles Area Planning Commission

Etta Armstrong

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