

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, JULY 20, 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 July 20, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commissioner Waltz Morocco at 4:31 p.m. with Commissioners Margulies, Sandifer and Yellin present.

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 Waltz Morocco 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 Margulies seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Juliet Oh gave the following report:
 - The Valley Development Services Center will be open for in person appointments starting on July 25th. Our Metro Development Services Center also opened on an appointment basis system. Based on the numbers, most applicants are preferring virtual appointments since they are able to get appointments more quickly and we have streamlined the process to be more efficient for getting

clearances and review. Commissioner Waltz Morocco asked Planning staff about a program called Lakewood Speaks.

- Juliet Oh also gave an update to the Commission regarding a question Commissioner Margulies had regarding a question about the Mello Act Ordinance and the LCP program. Juliet told the Commission that Planning staff Christine Saponara will come to the Commission with an update some time in September.

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

- Deputy City Attorney Oscar Medellin presented an update on an appeal case heard in 2018 regarding a court of appeal decision in *Trask Properties III, LLC v. City of Los Angeles* (B309511) located at 13200 Mindanao Way.

- **Election of Officers:** The Election of Officers was postponed by Commissioner Waltz Morocco until the Commission has a full quorum.

MOTION:

Commissioner Waltz Morocco moved to postpone the Election of Officers to a date certain of August 17, 2022. Commissioner Yellin seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests:** Commissioner Yellin requested that the Planning Commission do an updated Commission Planning training session.
- **Approval of the Minutes:** The minutes of June 15, 2022 were postponed.

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 NO. 6

DIR-2021-4626-CDP-MEL-1A
CEQA: ENV-2021-4627-CE
Related Case: ADM-2021-4630-VSO
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 2412 South Clark Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Ira Brown, City Planner, representing the Department; James McCann, Manager JPM Clark, LLC, Applicant; Richard Stanger, Appellant Representative.

MOTION:

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

Demolition of a one-story single-family dwelling and detached garage and the construction of a new 2,727-square-foot, two-story, single-family dwelling unit with a roof deck and attached garage, providing three parking spaces.

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) and 15303 (Class 3) 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 Planning Director's Determination dated April 7, 2022;
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 2,727-square-foot two-story single-family dwelling with a roof deck and attached garage, providing three parking spaces, located in the Single Permit Jurisdiction 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 a Residential Unit and the construction of one new Residential Unit in the California 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: Sandifer
Second: Yellin
Ayes: Margulies, Waltz Morocco

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

DIR-2020-4456-CDP-MEL-1A
CEQA: ENV-2020-4457-CE
Related Case: ADM-2020-4459-VSO
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 814 East Angelus Place

IN ATTENDANCE VIA TELECONFERENCE:

Juliet Oh, Senior City Planner, representing the Department; Colby Mayes, Mayes Office, representing the Applicant; Stewart Oscars, Appellant.

MOTION:

Commissioner Waltz Morocco put forth the actions below to approve the Project in conjunction with the modifications:

Demolition of a single-family dwelling and the construction of a new, two-story, 2,542-square-foot, single-family dwelling unit with a roof deck as well as exterior improvements to an existing detached garage. The Project provides a total of three parking spaces.

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) and 15303 (Class 3) 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 and sustain the Planning Director's determination dated April 12, 2022;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit authorizing the demolition of a single-family dwelling and the construction of a new two-story, 2,542-square-foot single-family dwelling with a roof deck as well as exterior improvements to an existing detached garage. The project provides a total of three parking spaces and is in the Single Permit Jurisdiction area of a 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 and construction of one Residential Unit in the Coastal Zone;
5. Adopt the Conditions of Approval;
6. Adopt the Findings; and
7. Adopt a modified Exhibit A.

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

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

Vote: 4 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

SEP 07 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business before the Commission, Vice President Waltz Morocco adjourned the meeting at 7:50 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