

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, SEPTEMBER 18, 2024 REGULAR MEETING
FELICIA MAHOOD MULTIPURPOSE CENTER
11338 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025

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.

The West Los Angeles Area Planning Commission’s September 18, 2024, meeting was conducted in person at the Felicia Mahood Multipurpose Center and via telephone and Zoom Webinar in a hybrid meeting format.

Commission President April Sandifer called the meeting to order at 4:31 p.m. with Vice President Marty Shelton, Commissioner Esther Margulies present, with Commissioners Haley Feng and Lisa Waltz-Morocco absent.

Also in attendance were Kiran Rishi, Senior City Planner, Ira Brown, City Planner, Luis Lopez, City Planning Assistant, and Oscar Medellin, Deputy City Attorney. Commission Office staff participation included April M. Hood, Commission Executive Assistant I, Marcos Godoy and Diego Vazquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Senior City Planner Kiran Rishi gave a report on behalf of Director of Planning Vincent Bertoni.
- Oscar Medellin, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There was one speaker who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2022-7079-ZAA-CDP-1A

CEQA: ENV-2022-7080-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 09-18-24

PROJECT SITE: 1338 South Electric Avenue

IN ATTENDANCE:

Juliet Oh, Senior City Planner, Sienna Kuo, City Planning Assistant, and Christine M. Saponara, Associate Zoning Administrator, representing the Planning Department; Edward Osuch and Anthony Vay, Representing the Applicant; and Stanley Nowak representing the Appellant.

MOTION:

Commissioner Margulies moved to put forth the actions below in conjunction with of the following Project as stated on the record:

The partial demolition of an existing one-story, 554 square-foot, single-family dwelling, and addition of a 471 square-foot second story, and 466 square-foot third story, resulting in a 1,335 square-foot, three-story single-family dwelling, providing two parking spaces on site.

1. **Determine**, pursuant to the California Environmental Quality Act (CEQA), that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 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 Zoning Administrator's Determination dated June 10, 2024;
3. **Approve**, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the partial demolition of an existing one-story 623 square-foot, single-family dwelling, and addition of a side yard compliant second and third story, resulting in a three-story single-family dwelling, providing two parking spaces on site, located within the Single Permit Jurisdiction Area of the California Coastal Zone;
4. **Disapprove**, pursuant to LAMC Section 12.28, Zoning Administrator's Adjustment to allow reduced side-yard setback of three-feet in lieu of the required five-foot side yard setback;
5. **Approve**, Pursuant to LAMC Section 12.28, Zoning Administrator's Adjustment to allow reduced front-yard setback of three feet in lieu of the required 15-foot front yard setback;
6. **Approve**, Pursuant to LAMC Section 12.28, Zoning Administrator's Adjustment to allow reduced rear-yard setback of three-feet in lieu of the required 15-foot rear yard setback;
7. **Adopt** the Conditions of Approval; and
8. **Adopt** the Findings, as amended by the Commission.

Commission Vice President Shelton seconded the motion and the vote proceeded as follows:

Moved: Margulies
Second: Shelton
Aye: Sandifer
Absent: Waltz-Morocco, Feng

Vote: 3 – 0

There being no further business before the Vice President Sandifer adjourned the meeting at 6:05 p.m.



President April Sandifer
West Los Angeles Area Planning Commission



April M. Hood, Commission Executive Assistant I
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JAN 15 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**