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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

Fwd: ZA-2013-3923-CDP-SPPA-SPP-1

Carol Doumani <carol@doumani.net>
To: apcwestla@lacity.org

Fri, Feb 10, 2023 at 8:19 AM

Ira Brown asked me to forward this to you prior to the February 15th meeting. Thank you for giving it your attention. CD

Re: ZA-2013-3923-CDP-SPPA-SPP-1 A

CEQA: ENV-2013-3924-CE

Plan Area: Venice

15 West Westwind Street, Marina del Rey, 90292

West Los Angeles Area Planning Commission Regular Meeting agenda item, Wednesday, February 15, 202

Mr. Brown,

For 41 years, I have lived one block south of 15 West Westwind Street, at 4 Yawl Street. My husband and I built our home in 1982, and in 2015 we built another home across the Speedway Alley at 15 West Yawl Street. Because I care about this neighborhood, I want to express my strong objection to the building planned at 15 West Westwind.

Having gone through the process of getting permits from the City and the Coastal Commission, and approval from the Venice Neighborhood Council for the two houses we built here, I have some understanding of the requirements for building projects in our area, and I am discouraged and appalled to see what is planned for 15 West Westwind Street.

And I am baffled to see how this project can garner approval to be built on the basis of the architectural drawings in the Recommendation Report.

The first issue I want to draw to your attention is the eight parking spaces off the Speedway Alley. As anyone who lives here knows, the comings and goings of eight vehicles in the space of 90 feet, all of which will have to back out and make three-point turns in the one-way alley to go north, will be a danger and a hardship to foot traffic, bicyclists and other vehicles.

This is exacerbated by the fact that the plans seem not to require a setback from the ally, and indeed no rear setback from the alley to the north of the property. I'm assuming the builders are using "grandfathered" allowances granted to them because they are leaving a token wall or two from the existing building. It seems unfathomable that the ancient and fragile existing structure has enough strong walls to achieve the 50% threshold they say they are maintaining. There seems no way the new structure could hold up on remnants of a structure dating back to 1924, as bare bones housing for transient oil field workers.

I'm attaching a photo of the area taken in 1930 to point out how different the conditions were then. (15 West Westwind is just visible behind the taller white structure on the right.) This use of the grandfather allowance for a building to erected 100 years ago to skirt setback and safety rules we now live by is a travesty and, to me, outrageously improper. What is being built is not in any sense a remodel. And to allow the new building to be built with the considerations that exist today, without setbacks which were mandated for safety and to ease density, seems utterly wrong and it will be a hazard to our neighborhood and to the many tourists who use the Speedway.

Further, according to the manual of the Venice Specific Plan the goal in remodeling and new building creation is to maintain a neighborhood feel, with planting and window treatments and attractive facades that

have architectural merit and enhance the walk streets. This structure will in no way enhance the neighborhood. This building is utilitarian at best —I am being kind here — and its obvious goal is for short term, transient rentals. All of the small units will have windows directly on the alley, with not even a few feet of setback to allow passersby a bit of distance from the lives and noise of the renters. The allowed extra height and roof deck will make it literally loom over the street activity. And I can't imagine the alley itself when 8 black and 8 blue trash cans are put out for pick up on Mondays, blocking the roadway because there is no setback.

There seems to be no plan for a garden in the front, which was required of our 2015 project. There seems to be no plan for water mitigation, and as the drainage in the alley in the few areas where it exists is poor, there will no doubt be added flooding during the rainy months. Will they be required to do methane testing as all other buildings are? And I wonder how much disruption to the neighborhood the onslaught of building equipment and workers will cause. Because there is no parking at all on Westwind and because this building covers the entirety of the 90 x 35 lot, there will be no place for work vehicles to be parked, for materials to be unloaded, even for inspectors to park when they come by.

I am speaking for myself, but I am quite sure I also speak for many long-time residents in the blocks surrounding this property in asking the city to rescind approval and at the very least require major and stricter modifications to the building plan to make it a positive to the neighborhood instead of a negative.

Sincerely,

Carol Doumani



1930's photo of 15 West Westwind.pdf

1363K

15 west
west wind





Planning APC West LA <apcwestla@lacity.org>

Project 15 Westwind St. Marina del Rey, 90292

Carol Muchin <cmuchin@icloud.com>

Mon, Feb 13, 2023 at 2:28 PM

To: apcwestla@lacity.org

Case #ZA-20133923-
CDP-SPPA-SPP-1A
CEQA:ENV-2013-3924-CE

I am writing this as advised by my next door neighbor Ernestine Elster, who said this is the correct email to strongly oppose this project. It is much too large for the footprint, and the idea of eight, or possibly nine parking spots will create a terrible situation for all the neighbors who will be seriously impacted on the small alley of Speedway. Additionally the new plan is very unattractive, especially when compared with the currant building, a 1924 construction. It is quite possible it may have qualified as a historical building, but this project was reviewed without any notice given to those of us living close by. My hope is this can be stopped.

Sincerely yours,
Carol Muchin
5401 Ocean Front Walk
Marina del Rey, 90292

Sent from my iPad



Planning APC West LA <apcwestla@lacity.org>

Opposition to 15 Westwind Remodel

Elisabeth Baron <elisabeth@elisabethbaron.com>

Mon, Feb 13, 2023 at 3:16 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Dear LA Planning,

Project Location: 15 Westwind Street, Marina del Rey

Case # ZA-20133923-CDP-SPPA-SPP-1A

CEQA: ENV-2013-3924-CE

I am shocked and opposed to the proposed rebuild of 15 Westwind, MDR. I am currently a tenant of 15 Westwind.

The advance notice of one week seems grossly inadequate for the neighbors and tenants to become educated on the project history and implications of the request. Upon doing some research, I understand this project was initially rejected and somehow subsequently approved. Why and when was it approved after being rejected?

Please see below my objections to the planning commission for the redevelopment of 15 Westwind. As a tenant of 15 Westwind St, Marina Del Rey, CA 90292 I strongly oppose this redevelopment for the following reasons:

1. **Due Process:** we were not made aware of any permission being granted in 2019. The fact that notices went out in 2016 does not satisfy the requirements for permission being granted in 2019.
2. **Environmental Impact:** this redevelopment will have a significant and detrimental environmental impact on the Least Tern sanctuary - an endangered species.
3. **Dangerous traffic:** this area is already overcrowded with cars. There is no way that an 8 car apartment block in this area is acceptable for the health and safety of our community. Furthermore, cars getting in and out of the garages would be a nightmare and dangerous.
4. **Permits and Zoning:** my understanding is that this development breaches various coastal zoning regulations and land use plans. How can this be approved when the proposals are in breach?
5. The new plans clearly show a height of 30.6 ft PLUS a 4ft glass rail for a roof deck. This is clearly in breach of the planning permit which expressly stated that the building was to be no bigger than 30.8ft INCLUDING glass rail.
6. **CODE:** The overhang onto Speedway is not in line with the rest of Speedway, and the current plans not only keep the overhang but also increase it
7. This is not a remodel - it's a REBUILD (they admit they will tear down more than 50% of the current exterior - another breach) with an increased overhang onto Speedway (how can this be to code?!), a breach of height restrictions (they are trying to squeeze 10% extra by asking for just under 10% PLUS a roof deck glass railing with they ARE NOT ALLOWED), increased car traffic, increased density and detrimental environmental impact.

The property owner is not a good landlord or neighbor. He has a history of not maintaining the property - internal or external - no landscaping, termites, no repairs of trash bin storage, rooftop. For the first 6 months of living at 15 Westwind, repairs were needed almost weekly with issues that should have been remedied prior to the move-in. The biggest issue was severe damage to the rooftop with holes in the roof that caused leaking into my kitchen and bedroom on two separate occasions. After months of weekly emails to the Management company, RADCO, with NO resolution, I finally sent emails directly to the owner, Robert Assil. As he owns the management company, he instructed his team to ignore my requests. After threatening legal counsel, the owner sent contractors that did not have the appropriate experience to repair the roof. The owner is only motivated by getting the most rent possible without maintaining the property. This is important to consider as he will not likely be timely and considerate to neighbors while executing the extensive remodel / rebuild of 15 Westwind.

As a homeowner and previous landlord, this community needs to be heard and considered.

Thank you.

Best,
Elisabeth



Planning APC West LA <apcwestla@lacity.org>

15 Westwind Redevelopment

Elisabeth Baron <elisabeth@elisabethbaron.com>

Sat, Feb 11, 2023 at 9:29 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Dear LA Planning

I am shocked and opposed the proposed rebuild of 15 Westwind, MDR. I am currently a tenant of 15 Westwind.

The advance notice of one week seems grossly inadequate for the neighbors and tenants to become educated on the project history and implications of the request. Upon doing some research, I understand this project was initially rejected and somehow subsequently approved. Why and when was it approved after being rejected?

Please see below my objections to the planning commission for the redevelopment of 15 Westwind. As a tenant of 15 Westwind St, Marina Del Rey, CA 90292 I strongly oppose this redevelopment for the following reasons:

1. **Due Process:** we were not made aware of any permission being granted in 2019. The fact that notices went out in 2016 does not satisfy the requirements for permission being granted in 2019.
2. **Environmental Impact:** this redevelopment will have a significant and detrimental environmental impact on the Least Tern sanctuary - an endangered species.
3. **Dangerous traffic:** this area is already overcrowded with cars. There is no way that an 8 car apartment block in this area is acceptable for the health and safety of our community. Furthermore, cars getting in and out of the garages would be a nightmare and dangerous.
4. **Breaches of Permits and Zoning:** my understanding is that this development breaches various coastal zoning regulations and land use plans. How can this be approved when the proposals are in breach?
5. The new plans clearly show a height of 30.6 ft PLUS a 4ft glass rail for a roof deck. This is clearly in breach of the planning permit which expressly stated that the building was to be no bigger than 30.8ft INCLUDING glass rail.
6. **BREACH OF CODE:** The overhang onto Speedway is not in line with the rest of Speedway, and the current plans not only keep the overhang but also increase it!
7. This is not a remodel - it's a REBUILD (they admit they will tear down more than 50% of the current exterior - another breach) with an increased overhang onto Speedway (how can this be to code?!), a breach of height restrictions (they are trying to squeeze 10% extra by asking for just under 10% PLUS a roof deck glass railing with they ARE NOT ALLOWED), increased car traffic, increased density and detrimental environmental impact.

The property owner is not a good landlord or neighbor. He has a history of not maintaining the property - internal or external - no landscaping, termites, no repairs of trash bin storage, rooftop. For the first 6 months of living at 15 Westwind, repairs were needed almost weekly with issues that should have been remedied prior to the move-in. The biggest issue was severe damage to the rooftop with holes in the roof that caused leaking into my kitchen and bedroom on two separate occasions. After months of weekly emails to the Management company, RADCO, with NO resolution, I finally sent emails directly to the owner, Robert Assil. As he owns the management company, he instructed his team to ignore my requests. After threatening legal counsel, the owner sent contractors that did not have the appropriate experience to repair the roof. The owner is only motivated by getting the most rent possible without maintaining the property.

Best,
Elisabeth



Planning APC West LA <apcwestla@lacity.org>

WLA Planning Commission Executive Assistant Cecilia Lamas

ERNESTINE S ELSTER <eelster@g.ucla.edu>

Mon, Feb 13, 2023 at 5:40 PM

To: apcwestla@lacity.org

Cc: Ira Brown <ira.brown@lacity.org>, jeff.khau@lacity.org

Dear Ms Lamas,

I am writing in regard to the 2/15/23 hearing re the project below and would appreciate your submitting this letter to the Commissioners. Thank you. E.S.E.

Project Location: 15 Westwind Street, Marina del Rey

Case # ZA-20133923-CDP-SPPA-SPP-1A

CEQA: ENV-2013-3924-CE

To West LA Area Planning Commission,

On 9/25/2019 the Zoning Administrator reviewed a project which had earlier been opposed (March 31, 2016) .

Then in October of 2019 an appeal of the

Zoning Administrator's decision took place. If I understand correctly, this meeting of Feb 15, 2023 is to evaluate that appeal.

I join with all of those in houses and apartments neighboring # 15 Westwind in opposing this development for reasons listed below.

1. Auto congestion: the new project proposes parking for 8 cars with egress from and out into an alley, the one way Speedway. At present there is parking for 4 cars which have to negotiate very carefully in order to leave Speedway via the unmarked two way alley just north and adjacent to the property.

2. Parking for the new project faces Speedway as does my house opposite - as well as Ms B Bills next door. Congestion is a constant with delivery trucks, service vehicles, Monday garbage trucks, and should there be an emergency, fire engines could barely pass through.

3. Entrance to this new project is also along Speedway yet no setbacks of any consideration are so indicated. This is not in line with safety regulations in the building code which require setbacks and mandatory easements.

4. The site is a substandard lot, 35 ft width and 90 ft depth ; totalling 3,150 sq ft. Yet a standard R3 lot is 50 ft wide with an area of 5,000 sq ft. The developer is proposing four 2 bedroom apartments in 4,631 sq ft, with a mezzanine level, rooftop deck , and four , 2 car garages for 8 cars parking. Westwind is a Walk street with a maximum of 28 feet; this project is 30 ft 8 in. Older buildings along Westwind Walk street are of different heights -- constructed according to the Code at that time; the code has changed and it is the current code which is of concern not those from earlier years.

5. LAMC Section 12.23-A refers to non-conforming structures which must maintain 50 % of the perimeter walls. Yet there is much confusion with this statement: " If more than 50 % of exterior walls are removed , applicant must provide one additional parking space." In this statement, it appears the developer is looking to park 9 cars. What is the Zoning Administrator approving here?

6. The cumulative impact of this development is considerable for a sensitive coastal area barely one block from the beach where the California Least Tern returns yearly to a protected area; the increase in automobile fumes, traffic, congestion, and doubling the size of apartments on a sub standard lot!

I join with the neighbors in opposition to this project as proposed and urge the Commissioners to reconsider the Zoning Administrator's determination of 2019. I urge the the Zoning Administrator or any of the City Planning professionals to visit this Marina Peninsula subarea to better understand the specific sensitivity and our responsibility of living close to the beach .

Yours truly,

Ernestine S. Elster
One Westwind St.
Venice/MDR 90292

ERNESTINE S. ELSTER, Ph.D.

Associate Researcher

Director, Mediterranean Laboratory

Cotsen Institute of Archaeology

University of California Los Angeles

A 331 Fowler Museum

308 Ch. Young Drive N; Box 951510

Los Angeles, CA 90095-1510

eelster@ucla.edu

(1+ 310 822 2563)



Planning APC West LA <apcwestla@lacity.org>

Case: ZA-2013-3923-CDP-SPPA-SPP-1A

Ger Jones <ger.jones@vintagechurchla.com>
To: apcwestla@lacity.org, ira.brown@lacity.org

Mon, Feb 13, 2023 at 12:00 PM

Dear Area Planning Commission

ZA-2013-3923-CDP-SPPA-SPP-1A

I am the owner of 14 Westwind Street and I am writing to object to the current redevelopment proposal for 15 Westwind Street for the following reasons:

1. The Plans seem to be misleading and inaccurate: they state a two story renovation with Mezzanine where in fact this is three story plus roofdeck. I have been told by an architect that these plans have been cleverly drawn to hide the true nature of the proposal - which is a four three story townhomes with roof decks.
2. The height seems to breach the height restrictions. The Roof Deck glass and rail shown on the plans breaches the height restrictions of the original planning permission.
3. Elevator - why have two elevators to a roof deck that is not allowed? It shows their intention to have a roof deck down the line.
4. The Westwind Walkway will be ruined by this proposal. The footprint of the existing structure already encroaches into the Walkway (because it was built before the Walkways were introduced). Adding a third story with a roof deck will completely destroy the whole point of the Walkway. The whole point of having planning laws is to protect the design and beauty of the local community. Just because this house was built before the Walkways does not mean that they can get additions and variances to destroy the Walkways further.
5. Walkway homes severely disadvantaged - the walkway homes opposite this redevelopment will be severely affected in view, light and density. Walkway homes are supposed to have front yards to create space so that we are not all on top of each other and don't walk out of our front doors into a three story apartment block. This proposal goes totally against this.
6. Insufficient notice - there seems to be insufficient notice for all neighbors about this hearing. What are the notice periods - but we only received these notices last week.
7. There are strong neighborhood objections to this proposal. It is not in the spirit of redevelopment in the area. It should be limited in its height like most of the buildings around here and have a front yard area in compliance with the other walkway homes.

Thank you

Geraint Jones

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Ger Jones

Pastor, Vintage Church LA

Vintage Church | [1015 California Ave](#) | [Santa Monica](#) | [CA 90403](#)**Phone** +1 310 395 9961 | **Email** contact@vintagechurchla.comwww.vintagechurchla.com | www.alphala.org | [Instagram](#)*NB: Please note that I usually respond to all my emails on Wednesdays.*



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Planning APC West LA <apcwestla@lacity.org>

Objections to 15 Westwind Street remodel

3 messages

Ger Jones <ger.jones@vintagechurchla.com>
To: apcwestla@lacity.org

Fri, Feb 10, 2023 at 4:20 PM

Dear LA Planning

Please see below my deepest objections to the planning permission for the redevelopment of 15 Westwind. As the owner of [14 Westwind St, Marina Del Rey, CA 90292](#) I strongly oppose this redevelopment for the following reasons:

1. **Due Process:** we were not made aware of any permission being granted in 2019. The fact that notices went out in 2016 does not satisfy the requirements for permission being granted in 2019.
2. **Environmental Impact:** this redevelopment will have a significant and detrimental environmental impact on the Least Tern sanctuary - an endangered species.
3. **Dangerous traffic:** this area is already overcrowded with cars. There is no way that an 8 car apartment block in this area is acceptable for the health and safety of our community. Furthermore, cars getting in and out of the garages would be a nightmare and dangerous.
4. **Breaches of Permits and Zoning:** my understanding is that this development breaches various coastal zoning regulations and land use plans. How can this be approved when the proposals are in breach?

We will strongly oppose these plans to the highest level.

A very concerned neighbor

Ger Jones

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Ger Jones

Pastor, Vintage Church LA

Vintage Church | [1015 California Ave](#) | [Santa Monica](#) | [CA 90403](#)

Phone +1 310 395 9961 | **Email** contact@vintagechurchla.com

www.vintagechurchla.com | www.alphala.org | [Instagram](#)

NB: Please note that I usually respond to all my emails on Wednesdays.



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intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Ger Jones <ger.jones@vintagechurchla.com>
To: apcwestla@lacity.org, ira.brown@lacity.org

Sat, Feb 11, 2023 at 7:59 PM

Dear LA Planning

Further to my earlier email, I have three further points:

1. **BREACH OF PERMIT:** The new plans clearly show a height of 30.6 ft PLUS a 4ft glass rail for a roof deck. This is clearly in breach of the planning permit which expressly stated that the building was to be no bigger than 30.8ft INCLUDING glass rail.
2. **BREACH OF CODE:** Also - how can the overhang be allowed onto Speedway? The current property has an overhang which is absolutely not in line with the rest of Speedway, and the current plans not only keep the overhang but also increase it!
3. This is not a remodel - it's a rebuild (they even got their calculations wrong and admit they will tear down more than 50% of the current exterior - another breach) with an increased overhang onto Speedway (how can this be to code?!), a breach of height restrictions (they are trying to squeeze 10% extra by asking for just under 10% PLUS a roof deck glass railing with they ARE NOT ALLOWED), increased car traffic, increased density and detrimental environmental impact.

Regards

Ger Jones

[Quoted text hidden]

Ger Jones <ger.jones@vintagechurchla.com>
To: apcwestla@lacity.org, ira.brown@lacity.org

Sat, Feb 11, 2023 at 8:38 PM

One further comment. I know that my comments are from an amateur's reading of the permissions, coding etc and so I know I could be wrong about the technical issues here. The owner of the property has every right to remodel his property as long as it is in line with code etc and that is my only question and concern.

Ger Jones

[Quoted text hidden]



Planning APC West LA <apcwestla@lacity.org>

Case #ZA-2013-3923-CDP-SPPA-SPP-1A. 15 Westwind Remodel Appeal - Public Hearing - Feb. 15 4:30pm

Jylian Sy <interplaycommunications@gmail.com>

Mon, Feb 13, 2023 at 8:17 AM

To: irabrown@lacity.org, "apcwestla@lacity.org" <apcwestla@lacity.org>

Dear City Planning and Area Planning:

I live across the Speedway from [15 Westwind Street](#) at [1 Westwind Street, Marina del Rey](#) and I am vehemently opposed to this project.

This project has created issues with all our neighbors since it began years ago. Repeatedly, the residents of the surrounding area of the proposed project were not informed of Mr. Assil's intent to remodel either with written notification, notification of a previous public hearing or otherwise (see attached Appeal dated 10.10.19).

Now in his latest action, surrounding residents have received a notice of public hearing dated 01.31.23 for a public hearing scheduled for February 15, 2023! With less than two weeks to compile and send information in opposition to the proposed project, we are being forced to respond without adequate time to organize or seek appropriate legal counsel.

In addition to the consistent lack of notification, the proposed project requires special approval of Venice Coastal Plan height issues, approval of compliance with a variety of LA City municipal codes, acceptable environmental impact on the Tern enclosure (located directly in front of our property) and approval of the project's acute impact on parking, ingress and egress from the property.

The Speedway is a one-way street. However, it also serves as a pedestrian path in the opposing direction for walkers, runners, cyclists, dog walkers and residents utilizing the walk street. For this reason, Mr. Assil's intent to build 2 additional 2-car garages (4 in total) will directly impact the usage of the Speedway, and will wreak havoc on the current flow of pedestrian and vehicle traffic. It is already a necessity to proceed onto Speedway with great caution due to the pedestrian and cyclist traffic. The proposed project's 4, 2-car garages with direct egress into the path of the Speedway, and our garage/property will not only prove to be detrimental, it will be dangerous.

Additionally, there would be no place for construction trucks and vehicles during the building term of his project--except to block half of the Speedway or to impinge on the available parking on our property (see attached photos).

For all of these reasons, I have been, and continue to be in complete opposition to the proposed project.

Best regards,

Jylian Sy

[1 Westwind Street, Marina del Rey](#)

Jylian Sy

Head Honcho

InterPLAY Communications

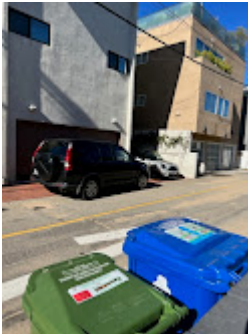
818.370.1343

interplaycommunications@gmail.com

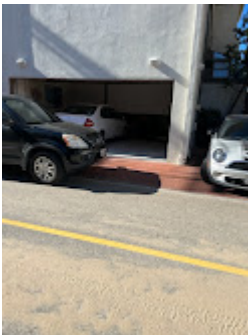
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APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: ZA-2013-3923-CDP-SPPA-SPP

Project Address: 15 West Westwind Street

Final Date to Appeal:

10/10/19

Type of Appeal:

- ☐ Appeal by Applicant/Owner
☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Nick Masters and Gail Holcomb

Company: _____

Mailing Address: 17 West Westwind Street

City: Los Angeles

State: CA

Zip: 90292

Telephone: (310) 282-2075

E-mail: _____

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Loeb & Loeb LLP

Company: c/o Elizabeth Camacho

Mailing Address: 10100 Santa Monica Boulevard Suite 2200

City: Los Angeles

State: CA

Zip: 90067

Telephone: (310) 282-2075

E-mail: ecamacho@loeb.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: 10/7/15

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified		☐ Original receipt and BTC receipt (if original applicant)

Appeal Application for 15 West Westwind Street
(Case Nos. ZA-2013-3923-CDP-SPPA-SPP)

Justification for Appeal

1. The Zoning Administrator erred and abused its discretion by approving an increase of 10% above the maximum height permitted by the Venice Coastal Specific Plan. A specific plan exception would be required in order to increase the maximum permitted height by 10% as proposed by the project.
2. The Zoning Administrator erred and abused its discretion by approving a specific plan adjustment without making the required findings supported by substantial evidence, including without limitation the finding that “[t]here are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical,” and that the project will not result in detrimental effects on surrounding properties and public rights-of-way.
3. The Zoning Administrator erred and abused its discretion by treating the existing site and proposed project as legally non-conforming without making an appropriate finding supported by substantial evidence, and without findings and supporting evidence sufficient to establish compliance with applicable requirements, including without limitation Los Angeles Municipal Code Section 12.23.
4. The Zoning Administrator erred and abused its discretion by failing to hold a public hearing for the project as required by Los Angeles Municipal Code Section 12.20.2 and failing to provide notice to adjacent residents of the proposed project.
5. The Zoning Administrator erred and abused its discretion by failing to include a condition of approval to ensure that the project will not affect more than 48% of the existing exterior walls as stated in the Determination Letter.
6. The Zoning Administrator erred and abused its discretion by approving the project with a Categorical Exemption, which is insufficient to analyze the Project’s potential impacts, including without limitation cumulative impacts, construction traffic, noise, and air quality impacts and impacts to surrounding property.

As of the filing of this appeal the Appellant had not received a copy of the approved plans referenced in the Determination Letter as “Exhibit A” and has not had access to the full project description. Appellant reserves the right to submit additional arguments and evidence in support of the appeal as more information becomes available to the Appellant.



Planning APC West LA <apcwestla@lacity.org>

Fwd: ZA-2013-3923-CDP-SPPA-SPP-1 A CEQA: ENV-2013-3924-CE Plan Area: Venice

Laura Maslon <lsmaslon@gmail.com>
To: APCwestLa@lacity.org

Fri, Feb 10, 2023 at 7:54 AM

Sent from my iPhone

Begin forwarded message:

From: Ira Brown <ira.brown@lacity.org>
Date: February 10, 2023 at 7:51:13 AM PST
To: Laura Maslon <lsmaslon@gmail.com>
Subject: Re: Re: ZA-2013-3923-CDP-SPPA-SPP-1 A CEQA: ENV-2013-3924-CE Plan Area: Venice

Hello Laura

Thank you for your comments.

In addition, please submit these comments to the Commission Office at apcwestla@lacity.org, where the Area Planning Commission will receive your written comments before the hearing.

Ira

On Thu, Feb 9, 2023 at 6:22 PM Laura Maslon <lsmaslon@gmail.com> wrote:

Dear Mr. Brown,

I have lived on Speedway and Ocean Front Walk for the last 43 years. I am four blocks from the planned development of 15 Westwind. As Pacific and Via Marina have become more and more crowded, Speedway has indeed become our one way to get in and out of the Marina. When we remodeled our house in the 1990's we were made to change the direction of our garages so that only one entered on Speedway. Now you are thinking of allowing 8 cars to park on Speedway.

How is this conceivable with this narrow alley that is one way. It is an impossible situation. This developer tried to pass this several years ago and was stopped. Yet, he has basically made his plans bigger and is trying again.

Please, our neighborhood begs, do not let this happen to our neighborhood.

Thank you for your consideration.

Laura S Maslon

**5517 Ocean Front Walk,
Marina Del Rey, Ca 90292**

lsmaslon@gmail.com

310-913-5746

--



Ira Brown

Pronouns: He, His, Him

City Planner

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

T: (213) 978-1453 | Planning4LA.org





Planning APC West LA <apcwestla@lacity.org>

15 WESTWIND ST, marina del rey, 90292 CONSTRUCTION

Nadia Underwood <nadiaunderwood@icloud.com>

Mon, Feb 13, 2023 at 3:11 PM

To: apcwestla@lacity.org

Project Location: [15 Westwind Street, Marina del Rey](#) Case # ZA-20133923-CDP-SPPA-SPP-1A CEQA: ENV-2013-3924-CE

To the City Building Department,

I wanted to reach out and express my concerns about my landlord's building plans for the property located at [15 Westwind st, marina del rey, CA 90292](#).

Me and my partner recently signed a one-year lease, under the impression - implied by my landlord's representative - that I would be able to continue living in the apartment even after the lease expires. However, we recently found out that my landlord has submitted plans to tear down the building. Had we known this ahead of time, we would not have moved in - we always look for long-term housing options and don't want to have to move again in a year.

Aside from being an inconvenience for me personally, these plans are also disruptive to others in the neighborhood. The proposed new build will include seven parking spots backing into Speedway, which is dangerous for neighbors, pedestrians, and other traffic. We already have enough trouble dodging just three cars, let alone seven. Additionally, the new build will encroach on the walk street, further disrupting neighbors and pedestrians.

With the current financial crisis, finding a new apartment will be extremely difficult and stressful for all of us. Please take all of my concerns into account when reviewing these plans.

Thank you,
Nadiia Podliesnova
661.675.6357
[15 westwind st, apt C](#)
[Marina Del Rey, CA 90292](#)



Planning APC West LA <apcwestla@lacity.org>

15 WESTWIND ST, marina del rey, 90292 CONSTRUCTION

Nadia Underwood <nadiaunderwood@icloud.com>

Sun, Feb 12, 2023 at 4:34 PM

To: apcwestla@lacity.org

To the City Building Department,

I wanted to reach out and express my concerns about my landlord's building plans for the property located at 15 Westwind st, marina del rey, CA 90292.

Me and my partner recently signed a one-year lease, under the impression - implied by my landlord's representative - that I would be able to continue living in the apartment even after the lease expires. However, we recently found out that my landlord has submitted plans to tear down the building. Had we known this ahead of time, we would not have moved in - we always look for long-term housing options and don't want to have to move again in a year.

Aside from being an inconvenience for me personally, these plans are also disruptive to others in the neighborhood. The proposed new build will include seven parking spots backing into Speedway, which is dangerous for neighbors, pedestrians, and other traffic. We already have enough trouble dodging just three cars, let alone seven. Additionally, the new build will encroach on the walk street, further disrupting neighbors and pedestrians.

With the current financial crisis, finding a new apartment will be extremely difficult and stressful for all of us. Please take all of my concerns into account when reviewing these plans.

Thank you,
Nadiia Podliesnova
661.675.6357
15 westwind st, apt C
Marina Del Rey, CA 90292



Planning APC West LA <apcwestla@lacity.org>

Opposition to 15 Westwind Remodel Project - Robert Assil Owner

raman staradub <ramanstaradub@gmail.com>

Mon, Feb 13, 2023 at 3:12 PM

To: apcwestla@lacity.org

Project Location: [15 Westwind Street, Marina del Rey](#)

Case # ZA-20133923-CDP-SPPA-SPP-1A

CEQA: ENV-2013-3924-CE

I am writing to express my concerns about the building plans my landlord has submitted. When my partner and I signed a one-year lease, it was implied that we would be able to stay even after the lease is up. We were not made aware of any plans to tear down the building before moving in, and had we known, we would have chosen not to move in, as we are typically long-term tenants. On top of that building a new structure with proposed design brings a lot of issues and concerns such as:

- extra parking spots backing into Speedway is dangerous for neighbors, pedestrians & other thru traffic.
- the requested new build will encroach on the walk street disrupting neighbors & pedestrians
- building height will affect amount of sunlight getting into nearby properties
- tear down and construction will create a congestion on speed way as well as excessive amount of noise and material waste such as screws, nails and so on.
- owner has history of not maintaining property - internal or external - landscaping, repairs of trash bin storage, rooftop, etc.

Thanks!

I hope you will take this into account when reviewing the plans.

Thank you for your time and consideration.

Sincerely,

Raman Staradub



Planning APC West LA <apcwestla@lacity.org>

Concerned tenant of 15 westwind st apt C, MDR, 90292

raman staradub <ramanstaradub@gmail.com>

Sat, Feb 11, 2023 at 8:58 PM

To: apcwestla@lacity.org

I am writing to express my concerns about the building plans my landlord has submitted. When my partner and I signed a one-year lease, it was implied that we would be able to stay even after the lease is up. We were not made aware of any plans to tear down the building before moving in, and had we known, we would have chosen not to move in, as we are typically long-term tenants.

On top of that building a new structure with proposed design brings a lot of issues and concerns such as:

- extra parking spots backing into Speedway is dangerous for neighbors, pedestrians & other thru traffic.
- the requested new build will encroach on the walk street disrupting neighbors & pedestrians
- building height will affect amount of sunlight getting into nearby properties
- tear down and construction will create a congestion on speed way as well as excessive amount of noise and material waste such as screws, nails and so on.
- owner has history of not maintaining property - internal or external - landscaping, repairs of trash bin storage, rooftop, etc.

Thanks!

I hope you will take this into account when reviewing the plans.

Thank you for your time and consideration.

Sincerely,
Raman Staradub

DAY OF HEARING SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

Fwd: 15 Westwind St Appeal Hearing (ZA-2013-3923) Presentation Slide

Juliet Oh <Juliet.Oh@lacity.org>

Tue, Feb 14, 2023 at 11:44 AM

To: Planning APC West LA <apcwestla@lacity.org>, Cecilia Lamas <cecilia.lamas@lacity.org>

Cc: Ira Brown <ira.brown@lacity.org>, Jackson Olson <jackson.olson@lacity.org>

Hi Cecilia, not sure if you already received this but want to make sure it is added to the day of submissions.

The Appellant's Representative confirmed their client is not actively pursuing this appeal and will not be attending the hearing.

Thank you,

----- Forwarded message -----

From: **Ira Brown** <ira.brown@lacity.org>

Date: Mon, Feb 13, 2023 at 11:31 AM

Subject: Re: 15 Westwind St Appeal Hearing (ZA-2013-3923) Presentation Slide

To: Elizabeth Camacho <ecamacho@loeb.com>

Cc: nick masters <nickmasters@livenation.com>, Jackson Olson <jackson.olson@lacity.org>, Juliet Oh <juliet.oh@lacity.org>

Hello Elizabeth

Thank you for this information.

Ira

On Mon, Feb 13, 2023 at 11:13 AM Elizabeth Camacho <ecamacho@loeb.com> wrote:

Hi Ira,

I will not be attending the appeal hearing for 15 Westwind. As you may know, Nick Masters and Gail Holcomb have moved out of the City and Loeb & Loeb LLP is not engaged to pursue the appeal.

Elizabeth Camacho

Elizabeth Camacho

Partner



10100 Santa Monica Blvd., Suite 2200 | Los Angeles, CA 90067

Direct Dial: [310.282.2075](tel:310.282.2075) | **Fax:** [310.282.2200](tel:310.282.2200) | **E-mail:** ecamacho@loeb.com

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From: Ira Brown <ira.brown@lacity.org>

Sent: Monday, February 13, 2023 8:00 AM

To: Elizabeth Camacho <ecamacho@loeb.com>; nick masters <nickmasters@livenation.com>

Cc: Jackson Olson <jackson.olson@lacity.org>; Juliet Oh <juliet.oh@lacity.org>

Subject: Re: 15 Westwind St Appeal Hearing (ZA-2013-3923) Presentation Slide

Hello Elizabeth and Nick

Please confirm your attendance at the appeal hearing for 15 Westwind on February 15. In addition, please provide names and phone numbers of those on your team who will be presenting at this hearing so that Staff can identify them on Zoom. Please provide this information today by 12pm.

Further, as a friendly reminder, your presentation is due today at 10am. Lastly, please review these instructions on how to share your screen on Zoom.

<https://support.zoom.us/hc/en-us/articles/201362153-Sharing-your-screen>

Ira

On Fri, Feb 3, 2023 at 11:43 AM Ira Brown <ira.brown@lacity.org> wrote:

Hello Nick and Elizabeth

If you will be using slides for your presentation at the appeal hearing for Case No. ZA-2013-3923-CDP-SPPA-SPP, please provide those presentation slides to me by 10am on February 13, 2023.

Ira

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LOS ANGELES
CITY PLANNING**Ira Brown**

Pronouns: He, His, Him

City Planner

Los Angeles City Planning

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Los Angeles, CA 90012

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Juliet Oh

Pronouns: She, Hers, Her

Senior City Planner

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Los Angeles, CA 90012

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Planning APC West LA <apcwestla@lacity.org>

15 Westwind

jonathan.sherin@gmail.com <jonathan.sherin@gmail.com>
To: apcwestla@lacity.org

Wed, Feb 15, 2023 at 1:26 PM

Dear City Officials,

I am writing in advance of hearing today to appeal approval of the following matter for this evening:

CASE # ZA-2013-3923-CDP-SPPA- SPP-1A

CEQA # ENV-2013-3924-CE

As a neighbor within 100ft of this property, this project does not appear to be at all in keeping with the surrounding buildings or walk-street or thoroughfare (Speedway), NOR does it comply with codes as I and multiple neighbors understand them.

Of note, my architect and I have been in dialog with your office about development in this specific area of interest and we've been informed in no uncertain terms that there are no allowances for this type of expansion.

Further, it was made clear that there are no considerations for "grandfathering" a project, specifically as relates to creating any future dimensions based on any pre-existing conditions.

I plan to speak at this hearing and request an opportunity to do so here via this email. Pls verify receipt and permission to make public comment.

Thank you for your attention.

Jon

Jonathan E. Sherin, MD/PHD
Voluntary Professor, UCLA/USC
Former Director, LA County DMH
310.266.8391



50% Transparent guardrail @
Walking Roof Deck

Speedway facade with step-backs to wall surface &
Recessed window wall surface

Glass Foyer
Recessed
to Stair & Elevator

Glass to Common Activity Room

Common Patio Enclosed 42" max hgt w/
Hedge or ficus covered cement wall
Entry gates from Westwind not shown tbd

Common Walk Street Entry to
Common Activity Room
adjoining Patio

15
westwind

15 WESTWIND

PROPOSED 4-APARTMENT
REMODEL & ADDITION

CONCEPTUAL RENDERING - PHOTO & COMPUTER MODEL