

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, May 16, 2018  
Henry Medina West L.A. Parking Enforcement Facility  
11214 W. Exposition Boulevard, Second Floor, Roll Call Room  
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order by Commission President, Esther Margulies at 4:46 p.m. with Commissioners Newhouse, Waltz Morocco, Rozman and Yellin present.

Also in attendance were, Debbie Lawrence, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Rocky Wiles, City Planner; and Jason Wong, Senior Administrative Clerk.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

Debbie Lawrence, Senior City Planner reported on the following items of interest:

- On May 7, 2018, the Budget and Finance Committee recommended approval for the creation of an additional Deputy Planning Director position to oversee Community Planning. The position would be fully funded for 9 months from the Long Range planning Fund. In addition, the Committee recommended approval for the creation of a Specific Plan Maintenance Unit which would focus on updating specific plans.
- On April 15, 2018, the Los Angeles Chapter of the American Planning Association announced the winners of the 2018 Planning Awards. The Planning Department received the award for Comprehensive Plan Large Jurisdiction for the South LA and Southeast LA Community Plans and the City received the award for Social Change and Diversity for the newly adopted cannabis ordinance. The Ceremony will take place at the Santa Monica College of Performing Arts in June.
- In April the Department launched its second planning 101 series. It focused on the develop process and it was prepared in collaboration with the Department of Neighborhood Empowerment. The training sessions were held in sever areas of the City with over 400 attendees.
- Venice Coastal Program update - the last of the four community workshops addressing sea level rise and coastal adaptation strategies for the Venice Coastal Zones scheduled for May 22, 2018, at the Westminster Elementary School in Venice.

**Advance Calendar:**

There were no changes to the advanced calendar.

**Commission Requests:**

Commissioner Waltz Morocco announced the PickPico Event on Sunday May 20, 2018 near the intersection of Pico Boulevard and Overland Avenue, and encouraged all to come out and support local businesses. The event is free to the public.

**Approval of the Minutes:**

Commissioner Waltz Morocco moved to approve the minutes of May 2, 2018. The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

Moved: Waltz Morocco  
Second: Yellin  
Ayes: Newhouse, Rozman, Waltz Morocco

**Vote: 5 - 0**

**MOTION PASSED**

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**ITEM NO. 2****NEIGHBORHOOD COUNCIL**

There were no presentations by Neighborhood Council representatives.

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**ITEM NO. 3****PUBLIC COMMENT PERIOD**

Several speakers addressed the Commission during general public comment.

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**ITEM NO. 4****RECONSIDERATIONS**

Wolfgang Veith, appellant for Case No. DIR-2017-1539-DRB-SPP-1A for a proposed project located at 626 South Landfair Avenue for which the Commission took an action at their meeting of May 2, 2018, requested that the appeal be reconsidered. Nathan Freeman and Dante Charleston, applicant's representatives were present and spoke against the request for reconsideration.

A motion was not made to reconsider the matter.

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Commissioner Margulies announced Item Nos. 5, 6 and 7 would be heard together.

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**ITEM NOS. 5, 6 and 7**

**DIR-2015-3504-CDP-SPP-MEL-1A**  
**DIR-2015-3504-CDP-SPP-MEL-1A**  
**DIR-2015-3504-CDP-SPP-MEL-1A**  
CEQA: ENV-2015-3505-CE  
Plan Area: Venice

Council District: 11 - Bonin  
Last Day to Act: 05-16-18  
Continued From: 03-07-18  
03-21-18

**PUBLIC HEARING** – Held March 7, 2018; March 21, 2018

**SITE AREA:** 925 - 927 West Marco Place

**IN ATTENDANCE:**

Juliet Oh, City Planner and Ken Bernstein, Principal City Planner, representing the Planning Department; Gil Harel, applicant, Daniel F. Freedman, [Jeffer Mangels Butler & Mitchell LLP](#), applicant's representative; Sue Kaplan, Shepard Stern and Mary Jack, appellants; Amanda Seward, appellant's representative; Len Nguyen, Planning Deputy, representing the Office of Councilmember Bonin.

President Margulies recessed the meeting at 5:58 p.m. to allow the appellants time to review the applicant's submittal. The meeting was reconvened at 6:09 p.m. with all Commissioners present.

**MOTION:**

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

The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, 15331 and 15332, and Article III, Section 1, Class 3, Category 1 of the City CEQA Guidelines; 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 to approve, a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Project Permit Compliance Review pursuant LAMC Section 11.5.7, and a Mello Act Compliance Review pursuant to Government Code Sections 65590 and 65590.1, for the project; and
3. Adopt the Conditions of Approval and Findings by the Planning Director.

The motion was seconded by Commissioner Waltz Morocco, and the vote proceeded as follows:


Moved: Margulies  
Second: Waltz Morocco  
Ayes: Newhouse, Rozman, Yellin

**Vote: 5 - 0**

**MOTION PASSED**

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There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 7:49 p.m.

  
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Esther Margulies, President  
West Los Angeles Area Planning Commission  
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Cecilia Lamas  
Commission Executive Assistant

**ADOPTED**  
CITY OF LOS ANGELES

**JUN 06 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**