

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, August 1, 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 5:01 p.m. with Commissioners Rozman, Waltz Morocco and Yellin present.

Commissioner Newhouse was not in attendance.

Also in attendance were, Debbie Lawrence Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Cecilia Lamas, Commission Executive Assistant; Rocky Wiles, City Planner; Rafael Vega, Senior Administrative Clerk; and Marcos Godoy, Commission Office Staff.

---

**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Debbie Lawrence, Senior City Planner reported on the following items of interest:
  - The department has released a Measure JJJ and Transit Oriented Communities Affordable Housing Incentive Program update progress report which provides an overview of housing outcomes of these measures and programs through June 20, 2018.
  - Updated for Commissioner Waltz Morocco regarding Citywide Design Guidelines: Claire Bowin, Senior City Planner, stated the Citywide Design Guidelines are in the early stages and they currently do not have a public engagement strategy, but there will be details by September.
  - The Venice Coastal Program is going to have their drop in office hours. Handout flyers were placed on the table for the public. This when planners go out to the community and it will take place on August 23, 2018 from 2:00 p.m. to 7:00 p.m. at the Abbott Kinney Memorial Branch Library, 501 Venice Boulevard, Venice, CA 90291.
- **Advance Calendar:**  
Commissioner Rozman stated she is not available for the meeting of September 5, 2018.
- **Commission Requests:**  
Commissioner Margulies requested an update of the outcome of cases brought before the West Los Angeles Area Planning Commission that are appealed to the State Coastal

Commission. Commissioner Margulies specifically mentioned the cases in the single-permit jurisdiction area. If possible, Commissioner Margulies would like an update on the ruling of the State Coastal Commission action.

- **Approval of the Minutes:**

Commissioner Waltz Morocco moved to approve the minutes of July 18, 2018. The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

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

**Vote: 4 - 0**

**MOTION PASSED**

---

President Margulies announced that Item No. 7 would be taken out of order to consider a request by the applicant to continue the matter. Commissioner Yellin announced that she would recuse herself and exited the meeting room.

---

**ITEM NO. 7**

**[ZA-2016-248-CU-CDP-ZAA-1A](#)**

CEQA: ENV-2016-249-MND-REC1

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

Last Day to Act: 07-29-18

**THE PUBLIC HEARING FOR THIS ITEM WAS NOT HELD**

**PROJECT SITE:** 13200 West Mindanao Way

**IN ATTENDANCE:**

Oliver Netburn, City Planner and Henry Chu, Associate Zoning Administrator representing the Department; Jane Usher, Musick, Peeler & Garrett LLP, representative for Villa Napoli Homeowners Association, appellant and Marcia Hanscom, Ballona Institute, also an appellant; Sheri L. Bonstelle, Jeffer Mangels Butler & Mitchel LLP, applicant's representative; Krista Kline, Planning Director, Councilmember Bonin.

**MOTION:**

Commissioner Margulies moved to continue the matter to the West Los Angeles Area Planning Commission meeting of December 5, 2018. Commissioner Waltz Morocco seconded the motion and the vote proceeded as follows.

Moved: Margulies  
Second: Waltz Morocco  
Ayes: Rozman  
Recused: Yellin  
Absent: Newhouse

**Vote: 3 - 0**

**MOTION PASSED**

---

President Margulies recessed the meeting at 5:32 p.m. and reconvened at 5:37 p.m. with Commissioners Rozman, Waltz Morocco and Yellin present.

---

**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

A representative from the Del Rey Neighborhood Council addressed the Commission regarding Item No. 7.

---

**ITEM NO. 3**

**PUBLIC COMMENT PERIOD**

Two members from the public addressed the Commission.

---

**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

---

**ITEM NO. 5**

**[DIR-2016-2088-CDP-1A](#)**

CEQA: ENV-2016-2089-CE

Plan Area: Venice

Related Cases: DIR-2015-3894-VSO; DIR-2015-3901-CEX

Council District: 11 – Bonin

Last Day to Act: N/A

Continued from: 06-20-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 2819 South Grayson Avenue

**IN ATTENDANCE:**

Ira Brown, City Planning Assistant, and Juliet Oh, City Planner representing the Department; Alix Gucovsky, appellant; Thomas James Capital, applicant; Gavin Mc Kiernan, applicant's representative.

**MOTION:**

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

The demolition of an existing two-car garage and 44 percent of the perimeter walls of an existing 832 square foot, one-story single-family dwelling and the construction of an 2,438 square foot addition, resulting in a 3,270 square-foot, two-story, single-family dwelling with an attached 2-car garage and one uncovered parking space, swimming pool and spa.

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3, Category 1, 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 to require a total of three parking spaces on site;
3. Sustain the Planning Director's determination to conditionally approve a Coastal Development Permit for the demolition of an existing two-car garage and 44 percent of the perimeter walls of an existing 832 square foot, one-story single-family dwelling and the construction of an 2,438 square foot addition, resulting in a 3,270 square-foot, two-story, single-family dwelling with an attached 2-car garage and 1 uncovered parking space, swimming pool and spa;
4. Adopt the revised Conditions of Approval as recommended by staff; and
5. Adopt the amended Findings as recommended by staff.

Moved: Waltz Morocco  
Second: Margulies  
Ayes: Rozman  
Nays: Yellin  
Absent: Newhouse

**Vote: 3 - 1**

**MOTION PASSED**

---

**ITEM NO. 6**

[DIR-2017-2952-CDP-1A](#)

CEQA: ENV-2017-2953-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: N/A

**PUBLIC HEARING HELD**

**PROJECT SITE:** 2421 South Clement Avenue

**IN ATTENDANCE:**

Bindu Kannan, City Planning Assistant, and Juliet Oh, City Planner representing the Department; Richard Stanger, appellant; Jason Goldberg, applicant; Brian Silveira, Brian Silveira and Associates, applicant's representative.

**MOTION:**

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

The addition to an existing one-story, 1,306 square-foot, single-family dwelling, comprised of a 475 square-foot addition to the ground floor and a new 1,420\*\* square-foot second story resulting in a two-story 2,730\*\* square-foot single family dwelling providing a total of two parking spaces. (\*\* Commissioner Margulies acknowledged that given the modifications to the floor plan as conditioned in the motion, these floor areas are subject to change.)

1. Determine, that based on the whole of the administrative record, the proposed project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, Category 1, and that 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 to clarify that two parking spaces are provided for the project and to require revised plans showing compliance with LAMC Section 12.08 C2;
3. Sustain the Planning Director's determination to conditionally approve a Coastal Development Permit for the project, as modified; and
4. Adopt the revised Conditions of Approval as recommended by staff and further modified by the Commission; and
5. Adopt the amended Findings as recommended by staff.

Moved: Margulies  
Second: Waltz Morocco  
Ayes: Yellin  
Nays: Rozman  
Absent: Newhouse

**Vote: 3 - 1**

**MOTION PASSED**


There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 8:51 p.m.

**ADOPTED**  
**CITY OF LOS ANGELES**

**AUG 15 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**

  
Cecilia Lamas  
Commission Executive Assistant

  
Esther Margulies, President  
West Los Angeles Area Planning Commission  
