

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 1, 2020
(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 conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted telephonically.

The meeting was called to order by Commission President Michael Newhouse at 4:36 p.m., with Commission Vice President Lisa Waltz Morocco and Commissioners Heather Rozman, Esther Margulies and Adelle Yellin in attendance.

Also in attendance were Melissa Alofaituli, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James Williams, Commission Executive Assistant II; Diego Vasquez and Denise Otero, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:**

Melissa Alofaituli, Senior City Planner, reported on the following items of interest:

- Director of Planning Vince Bertoni named Faisal Roble, Principal Planner as the Equity Officer for the City Planning Department. He will lead the Department’s efforts on racial justice, equity and restorative planning, this in accordance with the Mayor’s Executive Directive 27, Racial Equity in City Government;
- The Department will be holding a virtual public hearing on the Proposed Mello Act Ordinance; and
- The Community Plan Update Concept open house and webinars will be held for West LA, Palms-Mar Vista-Del Rey, Venice and Westchester-Playa Del Rey.

- **Advance Calendar:** Commissioner Newhouse will not be absent in July as previously planned.
- **Commission Requests:** There were no Commission Requests.
- **Approval of the Minutes:**
The minutes were continued to the next meeting.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations to the Commission.

ITEM NO. 3

PUBLIC COMMENT PERIOD

One speaker addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests.

ITEM NO. 5

VTT-82467-SL-1A

CEQA: ENV-2018-7159-CE
Plan Area: West Los Angeles

Council District: 11 – Bonin

PUBLIC HEARING HELD

PROJECT SITE: 1851-1855 South Barry Avenue

IN ATTENDANCE:

Melissa Alofaituli, Senior City Planner representing the Planning Department; Connie Chauv, City Planner; Matthew Hayden, Representative for the Applicant; and Jason Douglas, Senior Planning Deputy, Council District 11.

MOTION:

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

A Vesting Tentative Tract Map for a small lot subdivision of one 12,199 square-foot lot into eight small lots per the Small Lot Subdivision Ordinance (Ordinance No. 185,462). Each small lot will be developed with a small lot home with a maximum building height of 4 stories and 45 feet, and will provide 2 parking spaces per dwelling unit, plus 2 guest parking spaces, for a total of 18 parking spaces. The site is currently developed with two single-family and two multi-family residential buildings, ten non-protected on-site trees, and one non-protected street trees. All existing structures and trees are proposed to be removed to clear the lot. The project involves the export of approximately 550 cubic yards of soil.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Deny the appeals and sustained the February 20, 2020 determination of the Zoning Administrator;
3. Approve, pursuant to LAMC Section 12.22 C 27, 17.03A, 17.51, and 17.53, a Vesting Tentative Tract Map No. 82467-SL for a maximum 8-unit small lot subdivision;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

[ZA-2018-4795-CU-ZV-ZAA-ZAD-1A](#)

CEQA: ENV-2018-4796-ND

Plan Area: Westchester-Playa Del Rey

Council District: 11 – Bonin

Last Day to Act: 7-1-20

PUBLIC HEARING HELD

PROJECT SITE: 7366 South Osage Avenue

IN ATTENDANCE:

Henry Chu, Associate Zoning Administrator, Kevin K. McDonnell, Jeffer, Mangels, Butler & Mitchell LLP; and Michael Choi, Appellant

MOTION:

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

Demolition of an existing mortuary building and surface parking lot and the construction, use, and maintenance of a new self-storage building for household goods and associated surface parking. The proposed building will be a maximum of 53 feet 11 inches high, with three aboveground stories encompassing 50,382 square feet as well as three subterranean levels. The project will provide 17 vehicle parking spaces.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-4796-ND, as circulated on December 19, 2019, ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Negative Declaration;
2. Deny the appeal and sustain the February 20, 2020 determination of the Zoning Administrator;

3. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a self-storage building for household goods in the C2-1VL Zone;
6. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow a self-storage building for household goods and associated parking in the R1-1 Zone and to allow 17 on-site vehicle parking spaces in lieu of the otherwise required number of spaces;
7. Approve pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow an increase of less than 20 percent in the maximum allowable building height, an increase of less than 20 percent in the maximum allowable Floor Area Ratio, and zero-foot side yard setbacks in lieu of the side yard setbacks otherwise required by LAMC Section 12.08-C in the R1-1 Zone;
8. Approve, pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination to allow a structure in the C2-1VL Zone to exceed the maximum height otherwise permitted by the provisions of LAMC Section 12.21 1 A.10 regarding transitional height;
9. Adopt the Conditions of Approval along with a technical correction; and
10. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 6:13 p.m.



Michael Newhouse, President
West Los Angeles Area Planning Commission



James K. Williams, Commission Executive Assistant II
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 19 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**