

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, January 20, 2021
(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 4:35 p.m., along with Commission Vice President Waltz Morocco and Esther Margulies in attendance. Commissioners Adelle Yellin and Alexis Laing were absent.

Also in attendance were Melissa Alofaituli, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James K. Williams, Commission Executive Assistant II; 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:

- The application for case ZA-2020-1599-CUW-DRB-SPPA-1A (scheduled to be heard tonight) was withdrawn by the Applicant. The Zoning Administrator’s decision is now void; and
 - On January 21, 2021 the City Planning Commission will hold Equity Day 2021.
- **Advance Calendar:** There were no changes to the calendar.
 - **Commission Requests:** There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

Several speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were not reconsideration requests.

ITEM NO. 5

[APCW-2020-5233-TOC-SPR-BL-HCA](#)

CEQA: ENV-2020-5234-CE

Plan Area: Palms-Mar Vista-Del Rey

Council District: 5 – Koretz

Last Day to Act: 02-03-21

PUBLIC HEARING HELD

PROJECT SITE: 3855-3859 South Motor Avenue;
10401-10417 West Washington Boulevard

IN ATTENDANCE:

Esther Ahn, City Planner and Heather Bleemers, Senior City Planner representing the City Planning Department; Ari Kahan, California Landmark Group and Trevor Abramson, Abramson Architects and Dale Goldsmith, Armbruster, Goldsmith & Delvac LLP representing Lou Jacobs, CLG WM LLC, the Applicant

MOTION:

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

Demolition of a one-story thrift store and automobile shop, and the construction, use, and maintenance of an eight-story, 91 feet in height addition to an existing four-story, 33-unit multi-family building. The addition includes 112 new dwelling units for a total of 145 dwelling units, including 15 units set aside for Extremely Low Income Households, and 2,000 square feet of ground floor commercial uses with one level of subterranean parking. The Project will include 71 new parking spaces in addition to 34 existing parking spaces for 105 total parking spaces. Vehicular access would be provided via two driveways on Motor Avenue (one of which is already existing), a driveway on Washington Boulevard, and a driveway on the rear alley.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 housing development project consisting of 112 new dwelling units, of which 15 units will be set aside for Extremely Low Income Households, requesting the following additional incentives:
 - a. A maximum reduction of 25 percent in the required amount of open space;
 - b. Utilization of the side and rear yard setback requirements of the RAS3 Zone for a project in a commercial zone; and
 - c. Floor Area Ratio (FAR) averaging across the C2-1 and R4-1 Zones;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review to allow for the addition of 112 dwelling units to an existing building;
4. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 20-foot building line along Washington Boulevard, established under Ordinance No. 60,771;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

[ZA-2019-5760-F-1A](#)

CEQA: ENV-2019-5761-CE

Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: 02-01-21

PUBLIC HEARING HELD

PROJECT SITE: 572 Moreno Avenue

IN ATTENDANCE:

Elizabeth Gallardo, City Planner and Charles Rausch, Zoning Administrator representing the Planning Department; Chris Parker, Pacific Crest Consultants representing Charles and Kathleen Toppino, Toppino Trust, Applicant; Gary D. Fidler; Greene, Fidler & Chaplan, LLP, representing Nancy Tobias, Appellant

MOTION:

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

Legalization of an existing wall with pilasters with a maximum height of 5 feet, an over-in-height 8-foot hedge, and a pedestrian gate with pilasters with a maximum height of 5 feet, within the front yard setback, in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.21 C.1(g).

1. Determine based on the whole of the administrative record, as supported by the justification prepared and found in this case file, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites or historical resources applies;
2. Deny the appeal and sustain the November 2, 2020 Zoning Administrator's Determination;
3. Approve, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to authorize the legalization of an existing wall with pilasters with a maximum height of 5-feet, 6-inches, an over-in-height 8-foot high hedge measured from the sidewalk, and pedestrian gate with pilasters with maximum height of 5-feet, 6-inches within the front yard setback, in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.22 C.1(f) with additional terms and conditions;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Newhouse adjourned the meeting at 7:12 p.m.

Michael Newhouse (Electronic Signature)

Michael Newhouse, President
West Los Angeles Area Planning Commission

James Williams (Electronic Signature)

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

ADOPTED
CITY OF LOS ANGELES

MAR 17 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**