

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 18, 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 West Los Angeles Area Planning Commission meeting was conducted telephonically.

The meeting was called to order by Commission Vice President Waltz Morocco at 4:31 p.m., along with Commissioner Esther Margulies, Commissioner Alexis Laing and Commissioner Adelle Yellin in attendance. Commissioner Michael Newhouse was absent.

Also in attendance were Juliet Oh, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; James K. Williams, Commission Executive Assistant II; Marcos Godoy, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

Election of Officers: Continued by consent to the next regular meeting.

Director’s Report:

Juliet Oh, Senior City Planner, reported on the following items of interest:

- The Planning Department has released the Draft of the Housing Element (The Plan to Housing LA), as well as a draft of the Safety Element and amendments to the Plan for a Healthy LA. For questions and to submit comments, please email staff at ourLA2040@lacity.org.

Commission Requests:

There were no Commission requests.

Advance Calendar:

Commissioner Waltz Morocco plans to be absent for the latter half of the September 1, 2021 meeting. She will participate in the first case on the agenda only.

Minutes of Meeting:

Commissioner Adelle Yellin moved to approve the minutes for the meetings of June 2, 2021, June 16, 2021 and July 7, 2021. The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

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 no reconsideration requests.

Item Numbers 5 and 6 are related to the same project and address, therefore they were heard concurrently. There was a separate motion for each case.

ITEM NO. 5

AA-2019-2609-PMLA-SL-1A

CEQA: ENV-2019-2613-CE

Plan Area: Venice

Related Case: DIR-2019-2610-CDP-MEL-1A

Council District: 11 – Bonin

**Last Day to Act: 8-25-2021

Continued from 5-5-21

PUBLIC HEARING HELD

PROJECT SITE: 313 and 315 South 6th Avenue

IN ATTENDANCE:

Sienna Kuo, Planning Assistant and Juliet Oh, Senior City Planner representing the Planning Department; Bill Przylucki, People Organized for Westside Renewal (POWER), Appellant; Robin Rudisill, Kevin Denman and Leanne Chase Citizens Preserving Venice, Appellant; and Steve Kaplan, Law Office of Steve Kaplan representing Brock Wylan, Applicant; and Jason Douglas, Planning Deputy representing Council District 11.

MOTION:

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

Small Lot Subdivision to subdivide one existing lot totaling approximately 6,380 square feet into two new small lots that are 3,800 (Parcel A - Rear) and 2,580 (Parcel B - Front) square feet in lot area, in conjunction with the demolition of four single-family dwellings and the construction of a three-story, single-family dwelling with an attached Accessory Dwelling Unit (ADU), with a roof deck on each new small lot. The new residential structure on Parcel A is 3,448 square feet comprised of a 2,591 square-foot single family dwelling (Unit A.2) and an 857 square-foot ADU (Unit A.1). The new residential structure on Parcel B is 3,190 square feet comprised of a 2,088 square-foot single-family dwelling (Unit B.2) and a 1,102 square-foot ADU (Unit B.1). A total of five parking spaces are provided.

1. Determine that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, 15303, 15315, and 15332, and determine that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Zoning Administrator's Determination dated November 9, 2020;
3. Approve, pursuant to Sections 12.22 C.27, and 17.53 of the Los Angeles Municipal Code, a Preliminary Parcel Map; and
4. Adopt the Conditions of Approval and Findings.

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

Moved: Waltz Morocco
Second: Yellin
Ayes: Laing
Nays: Margulies

Absent: Newhouse

Vote: 3 – 1

MOTION PASSED

ITEM NO. 6

DIR-2019-2610-CDP-MEL-1A

CEQA: ENV-2019-2613-CE

Plan Area: Venice

Related Case: AA-2019-2609-PMLA-1A

Council District: 11 – Bonin

****Last Day to Act: 8-25-21**

PUBLIC HEARING HELD

PROJECT SITE: 313 and 315 South 6th Avenue

IN ATTENDANCE:

Sienna Kuo, Planning Assistant and Juliet Oh, Senior City Planner representing the Planning Department; Bill Przylucki, People Organized for Westside Renewal (POWER), Appellant; Robin Rudisill, Kevin Denman and Leanne Chase Citizens Preserving Venice, Appellant; and Steve Kaplan, Law Office of Steve Kaplan representing Brock Wylan, Applicant; and Jason Douglas, Planning Deputy representing Council District 11.

MOTION:

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

The demolition of four single-family dwellings, a parcel map for the subdivision of a 6,380 square-foot lot to create two Small Lots with lot areas of 3,800 square feet (Parcel A-rear lot) and 2,580 square feet (Parcel B-front lot), and the construction of a three-story single-family dwelling with an attached Accessory Dwelling Unit (ADU) and rooftop deck on each new small lot. The new residential structure on Parcel A is 3,448 square feet comprised of a 2,591 square-foot single family dwelling (Unit A.2) and an 857 square-foot ADU (Unit A.1). The new residential structure on Parcel B is 3,190 square feet comprised of a 2,088 square-foot single-family dwelling (Unit B.2) and a 1,102 square-foot ADU (Unit B.1). A total of five parking spaces are provided.

1. Determine that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, 15303, 15315, and 15332, and determine that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Director's Determination dated November 9, 2020;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the Proposed Project, located in the Single Permit Jurisdiction area of the Coastal Zone;
4. Approve, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance

Review for the demolition of four Residential Units and construction of four Residential Units in the California Coastal Zone;

5. Adopt the Conditions of Approval as modified by the Commission; and
6. Adopt the Findings as amended by the Commission.

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

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

Vote: 3 – 1

MOTION PASSED

Commissioner Waltz Morocco recused from Item No. 7 and left the meeting at 6:40 p.m. The meeting recessed at 6:41 p.m. and reconvened at 6:45 p.m. with Commissioners Margulies, Laing and Yellin in attendance. Commissioner Margulies chaired the meeting for the Item No. 7.

ITEM NO. 7

[ZA-1989-17683-PA2-1A](#)

CEQA: ENV-2020-1328-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
**Last Day to Act: 9-1-21

PUBLIC HEARING HELD

PROJECT SITE: 9101 West Pico Boulevard

IN ATTENDANCE:

Dylan Sittig, City Planning Associate and Theodore Irving, Associate Zoning Administrator representing the Planning Department; Amy C. Minter, Chatten-Brown, Carstens & Minter LLP representing Neighbors for a Safe Environment, Appellant; and Daniel Skolnick, Senior Planning Deputy representing Paul Koretz, Councilmember, Council District 5, Appellant

MOTION:

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

A Plan Approval to review the effectiveness and applicant's compliance with conditions imposed in Case Nos. BZA-2000-1697 and ZA-17683(PAD) for the existing 0.706 acre West Pico Oil Drill Site. There is no request for modification of any existing condition of approval and no proposed expansion of the use. This review is required by Paragraph 4.b of the June 2001 Settlement

Agreement in the case of *Neighbors For A Safe Environment v. City of Los Angeles*, Los Angeles Superior Court Case No. BC240760, and will be conducted pursuant to Section 12.24 M of the Los Angeles Municipal Code and Condition No. 78 in Case Nos. BZA-2000-1697 and ZA-17683(PAD).

1. Determine, pursuant to California Environmental Quality Act (CEQA), that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, (Class 1), and Section 15321 (Class 21) and, there is no substantial evidence demonstrating that any exceptions contained Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways or hazardous waste site, or historical resources applies;
2. Grant the appeals in part and....
3. Determine, pursuant to Los Angeles Municipal Code Section 12.24 M, and as required by Condition No. 78 under Case Nos. ZA-17683(PAD) and BZA-2000-1697 and Clause 4.b of the 2001 Settlement Agreement, between the City of Angeles, Neighbors For A Safe Environment, (NASE), Rae Drazin, Ph.D., Mina Solomon, and Breitburn Energy Company LLC, to settle litigation relating to approvals for the construction and operation the West Pico Drill Site Modernization Project, *Neighbors For A Safe Environment v City of Los Angeles*, Los Angeles Superior Court Case No. BC240760] ("Settlement Agreement"), that the Conditions of Approval of Determination BZA No. 2000-1697 have been and are being substantially complied with, though necessary inspections of the facility by government agencies will continue to ensure continued compliance; and
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

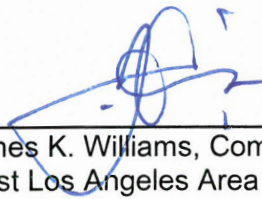
There being no further business to come before the West Los Angeles Area Planning Commission Commissioner Margulies adjourned the meeting at 9:07 p.m.

Lisa Waltz Morocco (Electronic signature)

Lisa Waltz Morocco, Vice President
West Los Angeles Area Planning Commission

Esther Margulies (Electronic signature)

Esther Margulies, Commissioner
West Los Angeles Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

OCT 20 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**