

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, JANUARY 18, 2023
(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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the West Los Angeles Area Planning Commission's January 18, 2023 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Waltz Morocco at 4:31 p.m. with Commission Vice President Sandifer and Commissioners Margulies, Shelton and Yellin present.

Also in attendance were Juliet Oh, Senior City Planner; Oscar Medellin, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I, and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Senior City Planner Juliet Oh, gave the following report:
 - The Al Fresco Ordinance will have a public hearing on February 8th from 6 p.m. to 8 p.m. An informational webinar was held today. Materials about the proposed ordinance are available on the planning.lacity.org website for review. ZA Memo No. 141 is now publicly available regarding the Oil and Gas Drilling Ordinance and outlines two processes, a discretionary review one and an administrative one. In addition, there is also a related Zoning Administrator's Interpretation released, ZA-2022-8997-ZAI, regarding Well Maintenance. Additional information is available on the planning.lacity.org website. If there are questions about this, you can email planning.oildrilling@lacity.org.
 - AB 2097 overview: It prohibits public agencies from imposing parking minimums within a ½-mile radius of a major transit stop. The department has updated the ZIMAS mapping tool, zimas.lacity.org, and there is now a field for AB 2097 eligibility; it will either say yes or no to see if the property is within the ½-mile radius buffer.
- **Deputy City Attorney Report:** Deputy City Attorney Oscar Medellin, gave the following report:
 - Oscar Medellin said he is still reviewing a previous Commission question regarding SB 1100, which allows the removal of an individual who is disruptive upon receiving a warning from the Commission. He said he will provide additional information at the next meeting.
- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests:** Commission President Waltz Morocco inquired about commission training.
- **Approval of the Minutes:** Commissioner Margulies moved to approve the minutes of January 4, 2023. The motion was seconded by Commissioner Yellin and the vote proceeded as follows:

Moved: Margulies
Second: Yellin
Ayes: Sandifer, Shelton, Waltz Morocco

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2015-420-CUB-DRB-SPP-1A

CEQA: ENV-2015-421-CE

Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Park
**Last Day to Act: 01-18-23
Continued from: 10-19-22

PUBLIC HEARING HELD

PROJECT SITE: 15401 and 15406 West Sunset Boulevard;
1021, 1023, 1029, and 1031 North Via De La Paz

IN ATTENDANCE VIA TELECONFERENCE:

Charles J. Rausch, Associate Zoning Administrator, representing the Department; Neill Brower, Esq., Jeffer Mangels Butler & Mitchell LLP, representing the Appellant and Applicant.

MOTION:

Commissioner Shelton moved to put forth the actions below in conjunction with the approval of the following Project, with Modifications and Amendments, as stated on the record:

Demolition of an existing 1,825 square-foot building and the construction, use, and maintenance of a new 2,440 square-foot convenience store offering the sale of beer and wine only for off-site consumption in conjunction with an existing gas-station with 24-hour operations.

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, Section 15305, Class 5, and 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 applied;

2. Grant the appeal in part, deny the appeal in part and sustain the Zoning Administrator's determination dated July 28, 2022;
3. Approve, pursuant to Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow hours of operation from 6:00 a.m. to 11:00 p.m. in lieu of the Commercial Corner Ordinance hours of operation of 7:00 a.m. to 11:00 p.m.;
4. Approve, pursuant to LAMC Sections 11.5.7 and 16.50 and the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, a Project Permit Compliance Review and Design Review for the remodel and addition of an existing 1,825 square-foot building consisting of a snack shop and auto service station with three repair bays at an existing gas station into a 2,440 square-foot convenience store;
5. Deny, pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale of beer and wine only for off-site consumption in conjunction with a convenience store in the C2-1VL Zone;
6. Deny, pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow hours of operation for 24 hours, daily;
6. Adopt the Conditions of Approval, as Modified by the Commission; and
7. Adopt the Findings, as Amended by the Commission.

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

Moved: Shelton
Second: Margulies
Ayes: Sandifer, Waltz Morocco, Yellin

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Waltz Morocco adjourned the meeting at 5:44 p.m.

Lisa Waltz Morocco

Lisa Waltz Morocco, President
West Los Angeles Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19) for
Etta Armstrong, Commission Executive Assistant I
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

FEB 01 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**