

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JUNE 5, 2024 AFTER 4:30 P.M.  
FELICIA MAHOOD MULTIPURPOSE CENTER  
11338 SANTA MONICA BOULEVARD  
LOS ANGELES, CA 90025**

Meeting presentations will be made available here (<https://tinyurl.com/WestAPC6-5-24>) by Monday, June 3, 2024.  
Compliant Day of Submissions will be added to this drive.

Lisa Waltz Morocco, President  
April Sandifer, Vice President  
Haley Feng, Commissioner  
Esther Margulies, Commissioner  
Marty Shelton, Commissioner

Vincent P. Bertoni, AICP, Director  
Shana M. M. Bonstin, Deputy Director  
Haydee Urita-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Neverly Ann Hill, Commission Executive Assistant  
[apcwestla@lacity.org](mailto:apcwestla@lacity.org)  
(213) 978-1134

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

**WEST LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489  
OR (818) 904-9450.**

**YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/83261438345> AND  
USE MEETING ID: 832 6143 8345 AND PASSCODE 377785.** Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the West Los Angeles Area Planning Commission can either access the link located above or call (213) 338-8477 or (669) 900-9128 and use **Meeting ID No. 832 6143 8345** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 377785**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; applicants and appellants are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the West Los Angeles Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**Initial Submissions**, not limited as to volume, must be received by the Commission Secretary no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to [apcwestla@lacity.org](mailto:apcwestla@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [apcwestla@lacity.org](mailto:apcwestla@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to [apcwestla@lacity.org](mailto:apcwestla@lacity.org) and 12 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

**Requests for reasonable modification or accommodation from individuals with disabilities**, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1134 or by email at

[apcwestla@lacity.org](mailto:apcwestla@lacity.org) no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "West Los Angeles Area Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to [apcwestla@lacity.org](mailto:apcwestla@lacity.org). Please include your contact information (email or mailing address) and the case number associated with the item.

**Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.**

## **1. DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests

## **2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [apcwestla@lacity.org](mailto:apcwestla@lacity.org). At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

## **3. GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the West Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 832 6143 8345** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 377785**.

## **4. RECONSIDERATIONS**

**a. MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

**b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

**5. APCW-2022-3115-DRB-SPP-SPE-CDP-ZAA-MEL**

CEQA: ENV-2022-3116-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Park

Last Day to Act: 07-31-24

Continued from: 03-20-24, 04-17-24

**PUBLIC HEARING** – Public Hearing Required

**PROJECT SITE:** 148 North Chautauqua Boulevard

**PROPOSED PROJECT:**

The demolition of existing unpermitted structures and the construction of a new 17-foot four-inch tall, three-story mixed-use structure consisting of a covered parking lot on the ground level, 1,415 square feet of office use on the level below, and two dwelling units on the lowermost level. The Project will provide six vehicle parking spaces and five bicycle parking spaces at the ground level and two bicycle spaces on the second floor. The Project will be approximately 3,470 square feet with a Floor Area Ratio of 0.75:1, includes the installation of 11 new signs, and grading/export of approximately 767 cubic yards of soil.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Sections 15301 (Class 1) and 15303 (Class 3) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Sections 15300.2 applies;
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Pacific Palisades Commercial Village and Neighborhoods Specific Plan to allow a ground floor parking in lieu of ground floor retail otherwise required by Section 6.B. of the Specific Plan, allow a Floor Area Ratio (FAR) of 0.75:1 in lieu of the 0.5:1 FAR otherwise required by Section 8 of the Specific Plan, and to allow for a project without buffering otherwise required by Section 12.D. of the Specific Plan;
3. Pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Pacific Palisades Commercial Village and Neighborhoods Design Review Board;
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project in the Pacific Palisades Commercial Village and Neighborhoods Specific Plan;
5. Pursuant to the LAMC Section 12.20.2, a Coastal Development Permit for the proposed project on a lot in the Single Permit Jurisdiction area of the California Coastal Zone;
6. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow side yard setbacks of zero feet in lieu of the six feet otherwise required by LAMC Section 12.11 C.2 and LAMC Section 12.14 C.2 for a three-story mixed-use structure in the C2 Zone; and
7. 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 development of two new Residential Units in the Coastal Zone.

**Applicant:** Frank Langen  
Representative: Susan Steinberg, Howard Robinson & Associates

**Staff:** Brenden Lau, Planning Assistant  
[brenden.lau@lacity.org](mailto:brenden.lau@lacity.org)  
(213) 978-1162

**6. ZA-2019-6302-ZAA-1A**

Council District: 11 – Park

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 334 & 350 South 6th Avenue

**PROPOSED PROJECT:**

The demolition of an existing single-family dwelling and detached garage and the construction of a new three-story, 32 feet 11 inches in height, 4,914 square-foot single-family dwelling including a basement level with habitable area and roof deck, providing three parking spaces on-site.

**PROPOSED MODIFIED PROJECT\***

The demolition of an existing single-family dwelling and detached garage, and the construction of a new two-story, 3,275 square-foot single-family dwelling including a basement level with habitable area and roof deck, providing three parking spaces.

\*Note: In response to the appeal, the applicant modified the proposed project to reduce the height and floor area of the single-family dwelling for the consideration by the West Los Angeles Area Planning Commission.

**APPEAL:**

An appeal of the November 3, 2022, Zoning Administrator's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15303 (Class 3), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, a Zoning Administrator's Adjustment to allow northerly and southerly side yard setbacks of five feet in lieu of the six feet six inches otherwise required and a rear yard setback of five feet in lieu of the 15 feet otherwise required by Los Angeles Municipal Code Section 12.09.1.B; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Kole Strebel & Jill Haney  
Representative: Sue Steinberg, Howard Robinson & Associates

**Appellant:** Mehera Hunter-Reay & Damon Watson

**Staff:** Ira Brown, City Planner  
[Ira.Brown@lacity.org](mailto:Ira.Brown@lacity.org)  
(213) 978-1453

7. [DIR-2019-6301-SPP-SPPA-MEL-1A](#)  
CEQA: ENV-2019-6303-CE  
Plan Area: Venice  
Related Cases: ZA-2019-6302-ZAA-1A

Council District: 11 – Park  
Last Day to Act: 06-20-24

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 334 & 350 South 6th Avenue

**PROPOSED PROJECT:**

The demolition of an existing single-family dwelling and detached garage and the construction of a new three-story, 32 feet 11 inches in height, 4,914 square-foot single-family dwelling including a basement level with habitable area and roof deck, providing three parking spaces on-site.

**PROPOSED MODIFIED PROJECT\***

The demolition of an existing single-family dwelling and detached garage, and the construction of a new two-story, 3,275 square-foot single-family dwelling including a basement level with habitable area and roof deck, providing three parking spaces.

\*Note: In response to the appeal, the applicant modified the proposed project to reduce the height and floor area of the single-family dwelling for the consideration by the West Los Angeles Area Planning Commission.

**APPEAL:**

An appeal of the November 3, 2022, Director of Planning's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15303 (Class 3), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and detached garage and construction of a new three-story, 32 feet 11 inches in height, 4,914 square-foot single-family dwelling including a basement level with habitable area and roof deck, providing three parking spaces, located in the Single Permit Jurisdiction Area of the Coastal Zone;
3. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 and Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Specific Plan Project Permit Compliance Review to allow for the demolition of an existing single-family dwelling and detached garage and construction of a new three-story, 32 feet 11 inches in height, 4,914 square-foot single-family dwelling including a basement level and roof deck, providing three parking spaces;
4. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.E and Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Specific Plan Project Permit Adjustment to allow an increase in height to 32 feet 11 inches, for portions of the structure with a varied roofline, otherwise limited to 30 feet in the Oakwood Subarea of the Venice Coastal Zone Specific Plan area;
5. Approved, 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 and construction of one Residential Unit in the Coastal Zone; and
6. Adopted the Conditions of Approval and Findings.

**Applicant:** Kole Strebel & Jill Haney  
Representative: Sue Steinberg, Howard Robinson & Associates

**Appellant:** Mehera Hunter-Reay & Damon Watson

**Staff:** Ira Brown, City Planner  
[Ira.Brown@lacity.org](mailto:Ira.Brown@lacity.org)  
(213) 978-1453

The next regular meeting of the West Los Angeles Area Planning Commission  
will be held on **Wednesday, July 17, 2024 at 4:30 p.m.**

Felicia Mahood Multipurpose Center  
11338 Santa Monica Boulevard  
Los Angeles, CA 90025

**Notice to Paid Representatives:**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

**Reasonable Accommodations Consistent with Federal and State Law**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1134 or by email at [apcwestla@lacity.org](mailto:apcwestla@lacity.org).

**Telecommunication Relay Services**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.