

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, DECEMBER 4, 2024 REGULAR MEETING
FELICIA MAHOOD MULTIPURPOSE CENTER
11338 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025

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.

The West Los Angeles Area Planning Commission’s December 4, 2024, meeting was conducted in person at the Felicia Mahood Multipurpose Center and via telephone and Zoom Webinar in a hybrid meeting format.

Commission President April Sandifer called the meeting to order at 4:31 p.m. with Commission Vice President Marty Shelton, Commissioners Haley Feng, Esther Margulies, and Lisa Waltz-Morocco present.

Also in attendance were Juliet Oh, Senior City Planner, Kyle Winston, City Planner, and Parissh Knox, Deputy City Attorney. Commission Office staff participation included April Hood, Commission Executive Assistant I, Diego Vazquez, and Marcos Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, gave a report on behalf of Vicent Bertoni, Director of Planning.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There was one speaker who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

AA-2022-9203-PMLA

CEQA: ENV-2022-9204-CE

Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky

Last Day to Act: 12-04-24

Continued from: 11-06-24

PUBLIC HEARING – Completed October

PROJECT SITE: 2723 & 2731 South Anchor, 2716 South Krim Drive

IN ATTENDANCE:

Juliet Oh, Senior City Planner and Kyle Winston, City Planner representing the Planning Department; Joanne Jackson - Representing the Appellant – Concerned Cheviot Hills Citizens and Brian Silveira – Representing the Applicant - Mark & Regina Judaken.

MOTION:

Commissioner Margulies moved to put forth the actions below in conjunction with the following project as stated on the record:

Subdivision of two existing legal lots having a total of three existing dwelling units, into three new legal lots, with each new lot having one existing dwelling unit.

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15315 (Class 15) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal in part; **deny** the appeal in part; and **sustain** the Advisory Agency's determination dated September 11, 2024;
3. **Approve**, pursuant to Section 17.50 of the Los Angeles Municipal Code, a Preliminary Parcel Map to subdivide two existing legal lots having a total of three existing dwelling units, into three new legal lots, with each new lot having one dwelling unit;
4. **Adopt** the Conditions of Approval as Modified by the Commission; and
5. **Adopt** the Findings, as Amended by the Commission.

Commissioner Feng seconded the motion, and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSES

There being no further business before the Commission, President Sandifer adjourned the meeting at 5:46 p.m.



Commission President April Sandifer
West Los Angeles Area Planning Commission



Alma Sandoval, Commission Executive Assistant I
West Los Angeles Area Planning Commission

ADOPTED

CITY OF LOS ANGELES

FEB 19 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**