

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, JUNE 5, 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 June 5, 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 Waltz Morocco called the meeting to order at 4:30 p.m. with Vice President April Sandifer and Commissioners Haley Feng, Esther Margulies, and Marty Shelton present.

Also in attendance were Juliet Oh, Senior City Planner and Parissh Knox, Deputy City Attorney. Commission Office staff participation included Neverly Ann Hill, Commission Executive Assistant, Diego Vazquez, and Marcos Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, on behalf of Director of Planning Vince P. Bertoni, reported on the following:
 - The City Planning Department released Memorandum regarding Assembly Bill 1287 outlining key provisions. Direct any comments or questions to planning.priorityhousing@lacity.org.
 - The Environmental Justice (EJ) Policy Program is launching. Direct any comments or questions to planning.envjustice@lacity.org.
 - Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). Direct members of the public to the memo posted to the City Planning website.
 - Al Fresco in Coastal Zone- the City hosted a Webinar for Operators in the Coastal Zone, during which staff from LADBS, BOE, LADOT, and City Planning provided instructions on general permitting requirements and additional requirements in the Coastal Zone. Staff directed members of the public to the Al Fresco Portal, buildla.lacity.org/alfresco, and specific questions regarding Coastal Development Permits to planning.alfrescoCDP@lacity.org.
 - Landscape and Site Design Ordinance- a public hearing is scheduled for July 31, 2024. The draft ordinance is available at planning.lacity.gov and questions or comments can be emailed to planning.urbandesign@lacity.org.
 - Pick Pico Street Fair, staff from City Planning Westside Community Plan Update Team attended the event and approximately 100 members of the public visited the City Planning booth.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.

- Commission President Waltz Morocco announced a planned absence for the Meeting of July 17, 2024.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no speakers who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 05

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 148 North Chautauqua Boulevard

IN ATTENDANCE:

Brenden Lau, Planning Assistant, representing the Planning Department; Susan Steinberg, representing the Applicant.

MOTION:

Commissioner Shelton moved to put forth the actions below with the approval of the following 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.

1. Approve 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. Approve 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. Approve 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. Approve 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. Approve 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. Approve 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. 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 development of two new Residential Units in the Coastal Zone; and
8. Adopt the Modified Conditions of Approval; and
9. Adopt the Amended Findings.

Commissioner Sandifer seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

Commission President Waltz Morocco recessed the meeting at approximately 5:38 p.m. Commission President Waltz Morocco re-convened the meeting at approximately 5:42 p.m. with Commission Vice President Sandifer, and Commissioners Feng, Margulies, and Shelton present.

Commission President Waltz Morocco announced that items 06 and 07 are related cases and will be heard concurrently. However, separate motions will be made for each case.

ITEM NO. 06

ZA-2019-6302-ZAA-1A

CEQA: ENV-2019-6303-CE

Plan Area: Venice

Related Case: DIR-2019-6301-SPP-SPPA-MEL-1A

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 334 & 350 South 6th Avenue

IN ATTENDANCE:

Ira Brown, City Planner, representing the Planning Department; Mehera Hunter-Reay and Damon Watson, Appellants; Sue Steinberg, representing the Applicant; and Kole Strebel and Jared Johnson, Applicants.

MOTION:

President Waltz Morocco moved to continue the item to a date certain of August 7, 2024. Commissioner Margulies seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 07

DIR-2019-6301-SPP-SPPA-MEL-1A

CEQA: ENV-2019-6303-CE

Plan Area: Venice

Related Case: 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

IN ATTENDANCE:

Ira Brown, City Planner, representing the Planning Department; Mehera Hunter-Reay and Damon Watson, Appellants; Sue Steinberg, representing the Applicant; and Kole Strebel and Jared Johnson, Applicants.

MOTION:

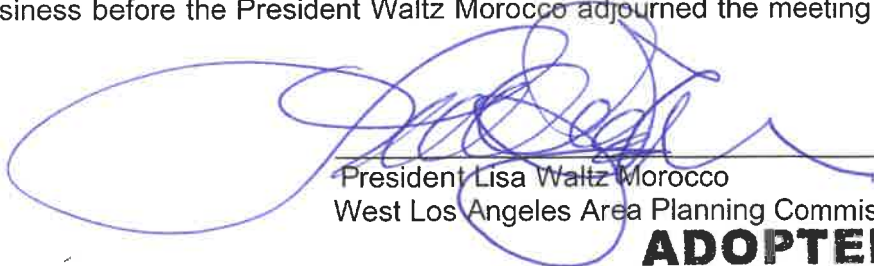
President Waltz Morocco moved to continue the item to a date certain of August 7, 2024. Commissioner Margulies seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the President Waltz Morocco adjourned the meeting at 7:27 p.m.

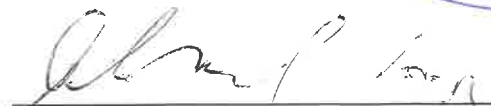


President Lisa Waltz Morocco
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 04 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**



Neverly Ann Hill, Commission Executive Assistant I
West Los Angeles Area Planning Commission