

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, AUGUST 21, 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 August 21, 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 Lisa Waltz-Morocco called the meeting to order at 4:32 p.m. with Vice President April Sandifer, Commissioners Haley Feng, Esther Margulies, and Marty Shelton in attendance.

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

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Election of Officers
Commissioner Margulies nominated April Sandifer for Commission President. Commissioner Shelton seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

Commissioner Waltz-Morocco nominated Marty Shelton for Commission Vice President. Commission President Sandifer seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

- Kiran Rishi, Senior City Planner, gave a report on behalf of Vincent Bertoni, Director of Planning detailing the Housing Element Rezoning Program and Landscape and Site Design Ordinance.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Request:
Commissioner Waltz-Morocco announced a planned absence for the meeting of September 18, 2024. Commission Vice President Shelton requested training regarding changes on how appeals are decided as they relate to De Novo.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

DIR-2021-2054-CDP-MEL-HCA-1A

CEQA: ENV-2021-2055-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 08-31-24

Continued from: 05-15-24; 07-17-24

PUBLIC HEARING HELD

PROJECT SITE: 246, 248, and 250 South Sixth Avenue

IN ATTENDANCE:

Ira Brown, City Planner, and Luis Lopez, City Planning Assistant representing the Planning Department; Siavash Showghi, Applicant; Majid Nael, representing the Applicant; and Chris Fay, Appellant.

MOTION:

Commissioner Waltz-Morocco moved to put forth the actions below with the following project, with Modifications and Amendments, as stated on the record:

Demolition of a one-story, 1,497 square foot single-family dwelling, and the construction of a two-story, 11,045 square foot four-unit apartment building with one subterranean level, four recreation rooms, and four roof decks, with nine required parking spaces on-site.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32), 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 Planning Director's Determination dated January 10, 2024;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit authorizing the demolition of a one-story, 1,497 square foot single-family dwelling, and the construction of a two-story, 12,208 square foot, four-unit apartment building with one subterranean level, four recreation rooms, and four roof decks, with nine required parking spaces on-site, located within the Single Permit Jurisdiction of the California Coastal Zone;
4. Approve, pursuant to Sections 65590 and 65590.1 of the Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative procedures, a Mello Act Compliance Review for the demolition of one Residential Unit and the construction four new Residential Units in the Coastal Zone;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 3 – 2

MOTION PASSED

There being no further business before the Commission, President Waltz-Morocco adjourned the meeting at 7:43 p.m.


April M. Hood, Commission Executive Assistant I
West Los Angeles Area Planning Commission


President Lisa Waltz-Morocco
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAY 07 2025

CITY PLANNING DEPARTMENT
COMMISSION OFFICE