

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, AUGUST 7, 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 7, 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 Commissioners Haley Feng, Esther Margulies, and Marty Shelton in attendance.

Commission Vice President April Sandifer was not in attendance.

Also in attendance were Juliet Oh, 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

- Juliet Oh, Senior City Planner, gave a report on behalf of Vincent P. Bertoni, Director of Planning detailing the opening of the South Los Angeles Development Services Center, the El Fresno Deadline Extension and the Housing Element Rezoning Ordinance.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission requests:
Commissioner Feng announced a planned absence for the meeting of September 18, 2024.
- Meeting Minutes:
Commissioner Waltz Morocco moved to approve the Meeting Minutes of July 19, 2023, October 18, 2023, November 1, 2023, November 15, 2023, December 6, 2023 and December 27, 2023. Commissioner Shelton seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

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

ZA-2019-6302-ZAA-1A

CEQA: ENV-2019-6303-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 08-21-24

Continued from: 06-05-24

PUBLIC HEARING HELD

PROJECT SITE: 334 and 350 South Sixth Avenue

IN ATTENDANCE:

Ira Brown, City Planner, representing the Planning Department; Kole Strebel and Jill Haney, Applicant; Sue Steinberg, representing the Applicant; and Mehera Hunter-Reay & Damon Watson, Appellant.

At approximately 4:51 p.m. Commission President Waltz-Morocco recessed the meeting. Commission President Waltz-Morocco reconvened the meeting at 5:00 p.m. with Commissioners Feng, Shelton and Margulies in attendance.

At approximately 4:55 p.m. Commissioner Feng joined the meeting.

MOTION:

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

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.

1. Determine, 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. Deny the appeal in part and grant the appeal in part, sustain the Planning Director's and Zoning Administrator's joint determination dated November 3, 2022;
3. Approve, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), the Zoning Administrator's Determination to conditionally approve the construction of a new single-family dwelling with a rear yard setback of five feet in lieu of 15 feet, as otherwise required by LAMC Section 12.09.1 B;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. 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
Nay: Feng
Absent: Sandifer

Vote: 3 – 1

MOTION PASSED

ITEM NO. 6

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

CEQA: ENV-2019-6303-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 08-21-24

Continued from: 06-05-24

PUBLIC HEARING HELD

PROJECT SITE: 334 and 350 South Sixth Avenue

IN ATTENDANCE:

Ira Brown, City Planner, representing the Planning Department; Kole Strebel and Jill Haney, Applicant; Sue Steinberg, representing the Applicant; and Mehera Hunter-Reay & Damon Watson, Appellant.

MOTION:

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

1. Determine, 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. Deny the appeal in part and grant the appeal in part, sustain the Planning Director's and Zoning Administrator's joint determination dated November 3, 2022;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit authorizing 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, located in the Single Permit Jurisdiction Area of the Coastal Zone;

4. 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 demolition and construction of one Residential Unit 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
Nay: Feng
Absent: Sandifer

Vote: 3 – 1

MOTION PASSED

There being no further business before the Commission, President Waltz Morocco adjourned the meeting at 6:21 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**