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**Council and Public Services Division**  
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[clerk.lacity.org](http://clerk.lacity.org)

November 24, 2021

ENV-2020-1328-CE-1A  
Council District 5

## **NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, December 7, 2021** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 (Class 1) and Section 15321 (Class 21) of the CEQA Guidelines, and related CEQA findings; report from West Los Angeles Area Planning Commission (WLAAPC), and an Appeal filed by Neighbors for a Safe Environment (Representative: Amy C. Minter, Chatten-Brown, Carstens and Minter, LLP), from the determination of the WLAAPC in approving a Categorical Exemption, No. ENV-2020-1328-CE, for a Plan Approval to review the effectiveness and the Applicant's compliance with conditions imposed in Case Nos. BZA-2000-1697 and ZA-17683(PAD) for the existing 0.706-acre West Pico Oil Drill Site; there is no request for modification of any existing condition of approval and no proposed expansion of the use; this review is required by Paragraph 4.b of the June 2001 Settlement Agreement in the case of *Neighbors For A Safe Environment v. City of Los Angeles*, Los Angeles Superior Court Case No. BC240760, and will be conducted pursuant to Section 12.24 M of the Los Angeles Municipal Code and Condition No. 78 in Case Nos. BZA-2000-1697 and ZA-17683(PAD); for the property located at 9101 West Pico Boulevard.

Applicant: Phil Brown, Pacific Coast Energy Company  
Representative: Mike Finch, Energy Project Solutions LLC  
Related Case: ZA-1989-17683-PA2-1A

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **21-1025** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Dylan Sittig	(213) 978-1197	<a href="mailto:dylan.sittig@lacity.org">dylan.sittig@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Armando Bencomo	(213) 978-1080	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Armando Bencomo  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.