

COMMISSION MEETING AUDIO

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**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 16, 2020 AFTER 4:30 P.M.
(via TELECONFERENCE)**

Meeting presentations will be available here (<https://tinyurl.com/WestAPC09-16-20>) by Sept. 14, 2020
Compliant Day of Submissions will be added to this drive as they are received.

1. **[DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – September 2, 2020

2. **[NEIGHBORHOOD COUNCIL](#)**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcwestla@lacity.org.

3. **[GENERAL PUBLIC COMMENT](#)**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the West Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call **1 (213) 338-8477 or 1 (669) 900-9128** and use MEETING ID No. **983 9254 3260** then press #. Press # again when prompted for participant ID.

4. **[RECONSIDERATIONS](#)**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [APCW-2017-3329-ZC-CDP](#)
CEQA: ENV-2017-3330-CE
Plan Area: Venice

Council District: 11- Bonin
Last Day to Act: 09-25-20

PUBLIC HEARING HELD – July 6, 2020

PROJECT SITE: 920 South Abbot Kinney Boulevard

PROPOSED PROJECT:

The conversion of a two (2) existing dwelling units to two (2) Joint Living and Work Quarters (Artist-in Residence dwelling units) and minor interior improvements. No exterior improvements are proposed.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1) an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from R1-1 to C2-1; and
3. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit to convert two (2) dwelling units into two (2) Joint Living and Work Quarters, within the Single Permit Jurisdiction of the California Coastal Zone.

Staff: Sienna Kuo, Planning Assistant
sienna.kuo@lacity.org
213-978-1376

6. [ZA-2019-5552-ZV-1A](#)
CEQA: ENV-2019-5553-CE
Plan Area: West los Angeles

Council District: 5 – Koretz
Last Day to Act: 09-16-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 9760 West Pico Boulevard

PROPOSED PROJECT:

The proposed installation of fourteen on-site signs at the existing Yeshiva University Los Angeles Boys High School, on a site zoned for commercial and residential uses. Two of the proposed signs are located in the commercially zoned portion of the site and allowed by-right. The twelve remaining signs are located in the residentially zoned portion of the site and are not allowed by-right as proposed and designed as they exceed the allowable maximum sign areas for walls and monuments, wall projections, and maximum awning or canopy placement.

APPEAL:

Appeal of the March 29, 2020 Zoning Administrator's determination which:

1. Denied, pursuant to Los Angeles City Charter Section 562 and Section 12.27 of the Los Angeles Municipal (LAMC), a Zone Variance to allow:
 - a. Pursuant to LAMC Section 12.21 A.(h), twelve on-site wall signs totaling 501 square feet of surface area in the R1 zone in lieu of the maximum 30 square feet of surface area, and six signs in the R1 Zone that individually exceed the maximum 20 square feet of surface area;
 - b. Pursuant to LAMC LAMC Section 14.4.10 D.2, five wall signs that project more than 24 inches from the face of the building;
 - c. Pursuant to LAMC Section 14.4.19, five signs to be placed on an "awning" (canopy) that is not on the valence as prohibited; and
 - d. Pursuant to LAMC Section 14.4.8 A, three monument signs totaling 275 square feet in lieu of the maximum area of 75 square feet.

The Commission may consider, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15311 (Accessory Structures) Class 11, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines applies. If the project is denied, it is exempt from further environmental review under CEQA Guidelines, Section 15061(b)(4) and 15270.

Applicant: Yeshiva University Los Angeles Boys High School
Representative: John Bowman, Elkins Kalt Weintraub Rueben Gartside LLC

Appellant: Same

Staff: Theodore Irving, Associate Zoning Administrator;
Jason Chan, City Planner
jason.chan@lacity.org
213-978-1310

7. [ZA-2019-5431-CUB-1A](#) Council District: 5 – Koretz
CEQA: ENV-2019-5433-CE Last Day to Act: 09-28-20
Plan Area: Westwood

PUBLIC HEARING REQUIRED

PROJECT SITE: 1045 South Broxton Avenue; 1043-1051 South Broxton Avenue

PROPOSED PROJECT:

The project involves the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 4,590 square-foot theatre (Landmark's Regent Theatre) with 216 indoor seats. The proposed hours of operation are from 10:00 a.m. to 2:00 a.m. daily.

APPEAL:

Appeal of the June 30, 2020 Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is Categorically Exempt from environmental review pursuant to Chapter 3, Article 19, Sections 15301, 15305, and 15331 of the CEQA Guidelines (Class 1, Class 5, and Class 31, respectively); and, there is no substantial evidence demonstrating that an exception to a categorical exemption

- pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing theatre.

Applicant: Michael D. Fant, Landmark Theatres
Representative: Margaret Taylor, Apex LA

Appellant: Steven D. Sann

Staff: More Song, Planning Assistant
more.song@lacity.org
213-978-1319

The next regular meeting of the West Los Angeles Area Planning Commission will be held at:
4:30 p.m. on Wednesday, October 7, 2020

Notice to paid Representatives

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law and California Governor's Executive Order N-29-20

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **three working days (72 hours)** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at apcwestla@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service;

Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service .. ." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.