

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, OCTOBER 21, 2020 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

Meeting presentations will be available here (<https://tinyurl.com/WestAPC10-21-20>) by Oct. 19, 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 and September 16, 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](mailto: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. **873 0308 2821** then press #. Press # again when prompted for participant ID. You may use passcode: 931 905.

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. [DIR-2015-3883-CDP-SPP-MEL-1A](#)  
CEQA: ENV-2015-3884-CE  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: Subject to Tolling  
Continued from 10-07-20

**PUBLIC HEARING REQUIRED**

There are requests for further continuance to the November 4, 2020 meeting date.

**PROJECT SITE:** 2308-2310 South Pisani Place

**PROPOSED PROJECT:**

The demolition of three duplex structures and a garage, and the construction of a three-story, 9,052 square foot multi-family structure comprised of six (6) condominium units, providing 14 parking spaces within a semi-subterranean parking garage and a rooftop deck.

**APPEAL:**

Appeal of the June 5, 2020 Director's determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1), and 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit in the Single Permit Jurisdiction of the Coastal Zone;
3. Approved, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review; and
4. Approved, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Administrative Procedures, a Mello Act Compliance Review for the demolition of six Residential Units and construction of six Residential Units in the Coastal Zone.

**Applicant:** Steve Meepos  
Representative: Brian Silveira & Associates

**Appellant 1:** Bill Przylucki, People Organized for Westside Renewal

**Appellant 2:** Robin Rudisill, Citizens Preserving Venice

**Appellant 3:** Sue Kaplan, Citizens Preserving Venice

**Staff:** Ira Brown, City Planning Associate  
[ira.brown@lacity.org](mailto:ira.brown@lacity.org)  
213-978-1453

6. [ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A](#)  
CEQA: ENV-2016-4321-EIR; SCH No. 2016-061-033  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: Subject to Tolling

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1011 Electric Avenue; 1021-1033 and 1047-1051 South Abbot Kinney Boulevard

**PROPOSED PROJECT:**

The site currently contains 12,560 square feet of existing development comprised of three restaurants totaling 7,444 square feet, a 1,572 square-foot private school, 3,544 square feet of office space (of which 1,344 square feet will be retained), 2,963 square feet of existing outdoor landscaped area used as a retail nursery (the Sculpture Garden), and a 60-space surface parking lot.

The project proposes the demolition of one 2,442 square-foot restaurant, the existing private school, 2,200 square feet of office space, and the surface parking lot; and the construction, use, and maintenance of a 70,310 square-foot, mixed-use development (includes existing and new floor area). The mixed-used development is comprised of two existing restaurants and a new 3,810 square-foot hotel restaurant having 2,514 square-feet of Service Floor area, four dwelling units, 78 guest rooms within a hotel, 2,935 square feet of ground floor retail space including a market with 170 square feet of Service Floor area, a 1,735 square-foot spa, and 2,027 square feet of office use. The project will construct three new three-story mixed-use buildings, each with a maximum of 30 feet in height, and one new two-story building, approximately 25 feet in height; all new structures are connected by pedestrian bridges. The project provides a total of 175 parking spaces, at grade and within three subterranean levels. The project also requires excavation, grading, and approval of a haul route for the export of approximately 24,591.65 cubic yards of dirt.

On July 15, 2020 the West Los Angeles Area Planning Commission (WLAAPC) denied and granted the appeals in part to approve the requested entitlements, with modified conditions and findings for a modified Project consisting of the demolition of one 2,442 square-foot restaurant, the existing private school, 2,200 square feet of office space, and the surface parking lot; and the construction, use, and maintenance of a 70,310 square-foot, mixed-use development (includes existing and new floor area). The mixed-used development is comprised of two existing restaurants and a new 3,810 square-foot hotel restaurant having 2,514 square-feet of Service Floor area, four dwelling units, 78 guest rooms within a hotel, 2,935 square feet of ground floor retail space including a market with 170 square feet of Service Floor area, a 1,735 square-foot spa, and 2,027 square feet of office use. The project will construct three new three-story mixed-use buildings, each with a maximum of 30 feet in height, and one new two-story building, approximately 25 feet in height; all new structures are connected by pedestrian bridges. The project provides a total of 184 parking spaces, at grade and within three subterranean levels. The project also requires excavation, grading, and approval of a haul route for the export of approximately 24,591.65 cubic yards of dirt.

**APPEALS:** In accordance with Council File [20-1024](#), on September 15, 2020, the City Council vetoed and remanded the cases to the WLAAPC to consider the appeal of the entire March 12, 2020 Zoning Administrator's Determination which:

1. Pursuant to Section 21082.1(c) and 21081.6 of the California Public Resources Code, the Zoning Administrator has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-4321-EIR (SCH No. 2016061033) dated January 10, 2019, and the Final EIR, dated July 3, 2019 (Venice Place Project EIR), as well as the whole of the administrative record, and

CERTIFIED the following:

- (a) The Venice Place Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- (b) The Venice Place Project EIR was presented to the Zoning Administrator as the decision-making body of the lead agency; and
- (c) The Venice Place Project EIR reflects the independent judgment and analysis of the lead agency; and

ADOPTED all of the following:

- (a) The related and prepared Venice Place Project Environmental Findings;
- (b) The Statement of Overriding Considerations; and

- (c) The Mitigation Monitoring Program prepared for the Venice Place Project EIR;
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit authorizing (a) the sale and dispensing of a full line of alcohol beverages for on-site consumption in conjunction with a proposed hotel restaurant having 195 indoor seats and 65 outdoor seats, operating 24 hours and serving alcohol between the hours of 7:00 a.m. to 1:00 a.m., (b) the sale and dispensing of a full line of alcohol beverages for on-site and off-site consumption in conjunction with a market within the hotel, operating between the hours of 7 a.m. to 1 :00 a.m., (c) a full line of alcohol beverages provided in individual hotel room's liquor cabinets, (d) the sale of a full line of alcohol beverages by hotel guest room services, and (e) the on-site consumption of alcohol in the hotel lobby, outdoor courtyard, hotel lounge areas, and hotel business center;
  3. Approved, pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a Hotel located within 500 feet of a Residential Zone;
  4. Approved, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the Proposed Project in the Single Permit Jurisdiction of the California Coastal Zone.
  5. Approved, pursuant to LAMC Section 16.05 C.1(b), a Site Plan Review for the construction of a mixed-use project comprised of more than 50 guest rooms;
  6. Approved, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
  7. Approved, pursuant to LAMC Sections 65590 and 65590.1 of the California Government Code, a Mello Act Compliance review for a project located within the Coastal Zone; and
  8. Approved, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvements to provide a 5-foot dedication on Electric Avenue in lieu of the 7.5 feet otherwise required and to provide a 2-foot dedication on Westminster Avenue in lieu of the 5 feet otherwise required.

**Applicant:** Dan Abrams and Steve Edwards, Wynkoop Properties LLC  
Representative: Dana Sayles, Three6ixty

**Appellant 1:** Yelena Zeltser, Unite Here Local 11  
Representative: Jordan R. Sisson, Law Office of Gideon Kracov

**Appellant 2:** 1041 Abbot Kinney LLC / Abbot Kinney Investment Property LLC  
Representative: Carl Lisberger, Manatt, Phelps & Phillips LLP

**Appellant 3:** Keep Neighborhoods First  
Representative: John Given, Law Office of John P. Given

**Appellant 4:** Citizens Preserving Venice and Sue Kaplan

**Staff:** Theodore Irving., Associate Zoning Administrator

The next regular meeting of the West Los Angeles Area Planning Commission will be held at:  
**4:30 p.m. on Wednesday, November 4, 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](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.