

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MAY 6, 2020 AFTER 4:30 P.M.
(via TELECONFERENCE)**

Meeting presentations will be made available (<https://tinyurl.com/WLAAPCMeeting5-6-20>) by April 29, 2020

Michael Newhouse, President
Lisa Waltz Morocco, Vice President
Esther Margulies, Commissioner
Heather Rozman, Commissioner
Adele Yellin, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
apcwestla@lacity.org
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the West Los Angeles Area Planning Commission meeting will be conducted entirely telephonically.

WEST LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Only members of the public who wish to offer public comment to the West Los Angeles Area Planning Commission should call (669) 900-6833 and use Meeting ID No. 968 8208 5962 and then press #. Press # again when prompted for participant ID.

Pursuant to the Commission's operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon.

Written submissions are governed by Rule 4.3 of the West Los Angeles Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "West Los Angeles Area Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

Initial Submissions, not limited as to volume, must be received by the Commission Secretary no later than by 4:00 p.m. on the Wednesday prior to the week of the Commission meeting. Materials must be emailed to apcwestla@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to apcwestla@lacity.org. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to apcwestla@lacity.org. Photographs do not count toward the page limitation. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1295 or by email at apcwestla@lacity.org no later than seven (7) working days prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", and filter by "West Los Angeles Area Planning Commission".

**Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.
Servicios de traducción al español están disponibles, de ser solicitados, en todas las juntas de la comisión.**

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – February 19, 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. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

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 offer public comment to the West Los Angeles Area Planning Commission should call (669) 900-6833 and use Meeting ID No. **968 8208 5962** and 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. [ZA-2019-6487-ZAA-1A](#)
CEQA: ENV-2019-6488-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 5-23-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 888 South Devon Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a new seven-story, 75-feet in height, and approximately 43,440 square-foot residential building containing 21 condominium units. The proposed building will have two levels of subterranean parking and a portion of parking located at the ground floor level, providing a total of 55 parking spaces, including 13 guest parking spaces. Additionally, the building will include private balconies, as well as, a common roof deck right above the seventh story. The proposed project is subject to the requirements of the Westwood-Wilshire Scenic Corridor Specific Plan and was previously approved with conditions under Case No. DIR-2017-4416-DRB-SPP-SPPA on January 18, 2019, and became effective February 4, 2019. The project also has a related Tentative Tract Map (Case No. TT-74682) to create the 21 condominiums.

APPEAL:

An appeal of the February 20, 2020 Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15305 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 12.28, of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment to allow for a front yard northerly setback of 10 feet in lieu of the minimum 15 feet required, along Birchwood Drive, as otherwise required by LAMC Section 12.10 C.1;
3. Approved, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow for a side yard westerly setback of five feet in lieu of a minimum 10 feet required, along Devon Avenue, as otherwise required by L.A.M.C. Section 12.11 C.2;
4. Approved, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a monument sign to encroach 10 feet within a 25-foot building line established by Ordinance No. 83,065; and
5. Approved, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a glass railing (guardrail) of up to 54 inches in height, to be located a minimum of 4 inches from the perimeter of the roof, in lieu of the 5-foot setback from the perimeter of the roof as required by L.A.M.C. Section 12.21 G.2(a)(4)(ii).

Applicant: Toll House Bros., Inc.
Representative: Dave Rand, Armbruster Goldsmith & Delvac LLP

Appellant: Mayer Separzadeh

Staff: Henry Chu, Associate Zoning Administrator

6. [DIR-2018-4147-CDP-MEL-1A](#)
CEQA: ENV-2018-4148-CE
Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Bonin
Last Day to Act: N/A

LIMITED PUBLIC HEARING:

The West Los Angeles Area Planning Commission will hold a limited public hearing for a Coastal Development Permit and Mello Act Compliance Review for the **modified scope of work** comprised of: the demolition of three single-family dwellings and construction, use, and maintenance of a 7,100 square-foot, three-story, single-family dwelling with a 730 square-foot (exempt) basement, attached two-car garage, and 1,628 square feet of covered patio area; a 1,107 square-foot detached two-story Accessory Dwelling Unit (ADU) and 60 square feet of covered patio area; a 490 square-foot Junior Accessory Dwelling Unit (JADU); a spa, terraces, deck, trellises, walls, retaining walls, fences, and water feature; and 1,030 cubic yards of grading and export of 750 cubic yards of earth.

PROJECT SITE: 99, 101 and 117 North Ocean Way

ORIGINAL PROPOSED PROJECT:

The demolition of three existing single-family dwellings and construction of a new 7,590 square-foot three-story single-family dwelling with a 729 square-foot (exempt) basement, 400 square-foot attached two-car garage, and 1,767 square feet of covered patios; a 1,105 square-foot attached two-story accessory dwelling unit with 224 square feet of covered patios; and a spa, wall, retaining wall, fences, trellises, and water feature. The existing swimming pool will be refurbished and the three existing driveways will be replaced with one new driveway. The proposed project will provide two covered and four uncovered parking spaces on site. The proposed project will require 725 cubic yards of grading and the export of 585 cubic yards of earth. Grading is proposed for the residential structures and remedial grading is proposed at the southerly-facing and northwesterly-facing bluffs.

APPEAL:

An appeal of the February 25, 2020 Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1), 15303 (Class 3) 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 (LAMC), a Coastal Development Permit, to authorize the demolition of three Residential Units and construction, use and maintenance of a single-family dwelling; and
3. Approved 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 of three Residential Units and construction of one Residential Unit in the Coastal Zone.

Applicant: Emily White and Bryan Kelly, Trustees of the Kelly-White Living Trust
Representative: Tony Russo, Crest Real Estate

Appellant: People Organized for Westside Renewal (POWER)
Representative: Bill Przylucki

Staff: Makan Baranghoori, Planning Assistant
makan.baranghoori@lacity.org
(213) 978-1148

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Wednesday, May 20, 2020 at 4:30 p.m.**

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 on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1295 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 TIY-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.