

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JUNE 17, 2020 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be made available (<https://tinyurl.com/WestAPC06-17-20>) by June 12, 2020
Compliant Day of Submissions will be added to this drive as they are received.**

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

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 (213) 338-8477 or (669) 900-9128 and use Meeting ID No. 968 7573 0657 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.

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) 978-1300 or by email at apcwestla@lacity.org no later than seven (7) working days prior to the meeting.

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".

For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – February 19, 2020, May 6, 2020, and June 3, 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 offer public comment to the Cultural Heritage Commission should call **(213) 338-8477** or **(669) 900-9128** and use Meeting ID No. **968 7573 0657** 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-2018-1586-ELD-SPR-1A](#)
CEQA: ENV-2018-1587
Plan Area: Palms-Mar Vista-Del Rey

Council District: 11 – Bonin
Last Day to Act: 6-18-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 11351-11362, 11403-11405, 11411 West Venice Boulevard

PROPOSED PROJECT:

Demolition of an existing multi-family structure containing eight dwelling units, and the construction, use, and maintenance of a new four-story, 48-foot tall, 57,260 square foot Eldercare Facility with 85 guest rooms including 65 (76 percent) Assisted Living and 20 (24 percent) Alzheimer's/Dementia Care, 40 parking spaces in one subterranean parking level, and 11 long-term and six short-term bicycle parking spaces. The project includes a haul route for the grading and export of approximately 6,700 cubic yards of soil.

APPEALS:

Appeals of the March 19, 2020 Zoning Administrator's determination which:

1. Determined, pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines Article 19, Sections 15304 (Class 4) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4-Category 1, and that 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 14.3.1 of the Los Angeles Municipal Code (LAMC), an Eldercare Facility Unified Permit for the Construction, use and maintenance of an Eldercare Facility consisting of Assisted Living Care Housing and Alzheimer's Dementia Care Housing in the R3-1 Zone;
3. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units or guest rooms or 50,000 square feet or more of non-residential floor area in the R3-1 Zone;
4. Approved pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit a reduction in setbacks to a five foot rear yard setback in lieu of the otherwise required 15 foot rear yard setback for the R3-1 Zone; and
5. Approved, pursuant to LAMC Section 12.24-X 26, a Zoning Administrator's Determination to permit a retaining wall as an accessory use in the more restrictive R1V2 Zone for a project located in the R3 Zone, and to permit a total of three qualifying retaining walls including one retaining wall with a maximum height of 26 feet nine inches and two retaining walls with a maximum height of 30 inches, in lieu of the maximum one retaining wall otherwise permitted with a maximum height of 12 feet with additional terms and conditions.

Applicant: Wellbrook Senior Living
Representative: Dana Sayles, ThreeSixty

Appellant 1: Wayne Wheeler

Appellant 2: Katherine Quittner

Appellant 3: Penny Amic

Staff: Charles J. Rausch Jr., 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, July 1, 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.

An Equal Employment Opportunity/Affirmative Action Employer

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. 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) 978-1295 or by e-mail apcwestla@lacity.org.

***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 con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.***