

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JULY 1, 2020 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be made available (<https://tinyurl.com/WestAPC07-01-20>) by June 29, 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. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: (<https://planning-lacity.org.zoom.us/j/98188746809>) AND USE MEETING ID: 981 8874 6809

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 above or call **1 (213) 338-8477** or **1 (669) 900-9128** and use Meeting ID No. **981 8874 6809** 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 – May 6, 2020 and June 3, 2020 and June 17, 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** and use Meeting ID No. **981 8874 6809** 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. [VTT-82467-SL-1A](#)
CEQA: ENV-2018-7159-CE
Plan Area: West Los Angeles

Council District: 11 – Bonin
Last Day to Act: 7-07-20

PUBLIC HEARING – Continued from June 3, 2020

PROJECT SITE: 1851-1855 South Barry Avenue

PROPOSED PROJECT:

A Vesting Tentative Tract Map for a small lot subdivision of one 12,199 square-foot lot into eight small lots per the Small Lot Subdivision Ordinance (Ordinance No. 185,462). Each small lot will be developed with a small lot home with a maximum building height of 4 stories and 45 feet, and will provide 2 parking spaces per dwelling unit, plus 2 guest parking spaces, for a total of 18 parking spaces. The site is currently developed with two single-family and two multi-family residential buildings, ten non-protected on-site trees, and one non-protected street trees. All existing structures and trees are proposed to be removed to clear the lot. The project involves the export of approximately 550 cubic yards of soil.

APPEALS:

Appeals of the March 18, 2020 Advisory Agency's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), 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 LAMC Section 12.22 C 27, 17.03A, 17.51, and 17.53, a Vesting Tentative Tract Map No. 82467-SL for a maximum 8-unit small lot subdivision.

Applicant: Ramin Soofer, 1855 Barry LLC
Representative: Hayk Martirosian, Techna Land Co., Inc.

Appellant 1: Edna Alvarez

Appellant 2: Virginia J. Dixon

Appellant 3: Rayla Heide

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

6. [ZA-2018-4795-CU-ZV-ZAA-ZAD-1A](#)
CEQA: ENV-2018-4796-ND
Plan Area: Westchester-Playa Del Rey

Council District: 11 – Bonin
Last Day to Act: 7-1-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 7366 South Osage Avenue

PROPOSED PROJECT:

Demolition of an existing mortuary building and surface parking lot and the construction, use, and maintenance of a new self-storage building for household goods and associated surface parking. The proposed building will be a maximum of 53 feet 11 inches high, with three aboveground stories encompassing 50,382 square feet as well as three subterranean levels. The project will provide 17 vehicle parking spaces.

APPEALS:

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

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-4796-ND, as circulated on December 19, 2019, ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Negative Declaration;
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a self-storage building for household goods in the C2-1VL Zone;
3. Approved, pursuant to LAMC Section 12.27, a Zone Variance to allow a self-storage building for household goods and associated parking in the R1-1 Zone and to allow 17 on-site vehicle parking spaces in lieu of the otherwise required number of spaces;
4. Approved pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow an increase of less than 20 percent in the maximum allowable building height, an increase of less than 20 percent in the maximum allowable Floor Area Ratio, and zero-foot side yard setbacks in lieu of the side yard setbacks otherwise required by LAMC Section 12.08-C in the R1-1 Zone; and
5. Approved, pursuant to LAMC Section 12.24 X 22, a Zoning Administrator's Determination to allow a structure in the C2-1VL Zone to exceed the maximum height otherwise permitted by the provisions of LAMC Section 12.21 1 A.10 regarding transitional height.

Applicant: Shane Mason, Storage Equity LLC
Representative: Kevin K. McDonnell, Jeffer, Mangels, Butler & Mitchell LLP

Appellant: Michael Choi, Los Angeles Korean United Methodist Church

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, July 15, 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 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 three working days (72 hours) prior to the meeting by calling the Planning Commission Executive Assistant at (213) 978-1295 or by email at chc@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>.