

**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.**

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
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 South Valley 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/98392543260>) AND USE MEETING ID: 983 9254 3260.

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. 983 9254 3260 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 Monday 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.

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.

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 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](#)
CEQA: ENV-2019-5433-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 09-28-20

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

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 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.