

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

Meeting presentations will be available here (<https://tinyurl.com/WestAPC11-04-20>)* by Nov. 2, 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
Adele Yellin, Commissioner
Vacant, 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

*(Information link and Zoom link corrected)**

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/86377136785>)* AND USE MEETING ID: 863 7713 6785. You may use passcode: 802 615.

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. **863 7713 6785** and then press #. Press # again when prompted for participant ID. You may use passcode: **802 615**.

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.

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – September 16, 2020 and October 21, 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. **963 7713 6785** then press #. Press # again when prompted for participant ID. You may use passcode: **802 615**.

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-2020-1297-CU-1A](#)
CEQA: ENV-2020-1298-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 11-26-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1936 South Westwood Boulevard

PROPOSED PROJECT:

A Conditional Use to allow a change of use of an existing mixed use apartment building to a 20,195 square-foot, three-story, 45-foot high, 30-room hotel with 2,741 square feet of ground floor commercial uses, located within 500 feet of an R-Zone. No new construction or changes to the building envelope are proposed or requested.

APPEAL:

Appeal of the August 28, 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 Article 19, Section 15301 (Existing Facilities), 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 a Conditional Use to allow a 20,195 square-foot, three-story, 45-foot high, 30-room hotel with 2,741 square feet of ground floor commercial uses, to be located within 500 feet of an R-Zone with additional terms and conditions.

Applicant: Farzin Halavy, Halavy Family LP
Representative: Athena Novak, AHN & Associates LLC

Appellant: Abigail Coleman, Stephen Resnick, Westside Local of the LA Tenants Union

Staff: Theodore Irving, Associate Zoning Administrator

Dylan Sittig, Planning Associate
dylan.sittig@lacity.org
213-978-1197

6. [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 10-07-21 and
10-21-20

PUBLIC HEARING REQUIRED

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
213-978-1453

The next regular meeting of the West Los Angeles Area Planning Commission will be held at:
4:30 p.m. on Wednesday, November 18, 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 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.