

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, FEBRUARY 3, 2021 AFTER 4:30 P.M.
(via TELECONFERENCE)**

Meeting presentations will be available here (<https://tinyurl.com/WestAPC2-3-21>) by January 29, 2021
Compliant Day of Submissions will be added to this drive as they are received.

Michael Newhouse, President
Lisa Waltz Morocco, Vice President
Alexis Laing, Commissioner
Esther Margulies, 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 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/83235972171>) AND USE MEETING ID: 832 3597 2171. You may use passcode: 371958.

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. **832 3597 2171** and then press #. Press # again when prompted for participant ID. You may use passcode: **371958**.

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.

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 three working days (72 hours) 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".

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

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. **832 3597 2171** then press #. Press # again when prompted for participant ID. You may use passcode: **371958**.

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-2020-1521-SPE-SPP-CDP-CUB-ZV](#)
CEQA: ENV-2020-1522-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 02-10-21

PUBLIC HEARING – Completed November 16, 2020

PROJECT SITE: 205-213 Ocean Front Walk

PROPOSED PROJECT:

Expansion of an existing 3,288 square-foot restaurant to include the addition of a 918 square-foot storage area, and a two-story 1,792 square-foot addition comprised of 930 square feet of new Service Floor area, an outdoor recreation area, bar, office, and storage area. A total of 39 parking spaces are required for the addition. The Project will maintain 16 parking spaces for the existing restaurant and will provide three new parking spaces and 40 bicycle parking spaces onsite for the proposed addition, 10 parking spaces will be provided at 250 Marine Street but do not satisfy the Los Angeles Municipal Code (LAMC) regulations for required parking spaces provided offsite.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines Section 15301, and that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Venice Coastal Zone Specific Plan to provide three vehicle parking spaces and 40 bicycle parking spaces in lieu of the parking otherwise required by Section 13 of the Specific Plan;
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for a Project within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for Development within the Dual Permit Jurisdiction of the California Coastal Zone;
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a 5,998 square foot restaurant; and
6. Pursuant to LAMC Section 12.27, a Zone Variance to not provide a loading zone that is otherwise required for commercial structures abutting an alley by LAMC Section 12.26 C.

Applicant: North Venice Boardwalk LLC
Representative: City Land Use Inc.

Staff: Bindu Kannan, Planning Assistant
bindu.kannan@lacity.org
213-978-1376

6. [DIR-2020-6932-MEL-1A](#)
CEQA: N/A
Plan Area: Venice

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 2812, 2814, 2816, 2818 South Grand Canal

PROPOSED PROJECT:

The construction of three new Residential Units: a single-family dwelling, attached Accessory Dwelling Unit (ADU) and detached ADU.

APPEAL:

Appeal of the December 14, 2020 Director's determination which:

1. Pursuant to California Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act, approved a Mello Act Compliance Review for the proposed project, finding that the proposed project will develop three new Residential Units: a single-family dwelling unit, attached Accessory Dwelling Unit (ADU) and detached ADU, defined as a Small New Housing Development and is therefore exempt from the Inclusionary Residential Unit requirement.

Applicant: Zoran Pevec, MPI Inc.
Representative: Mobile Park Investment Inc.

Appellant: People Organized for Westside Renewal (POWER); Robin Rudisill, Citizens Preserving Venice

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
213-978-1186

The next regular meeting of the West Los Angeles Area Planning Commission will be held at:
4:30 p.m. on Wednesday, February 17, 2021

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) 978-1295 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 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.