

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 15, 2023 AFTER 4:30 P.M.
FELICIA MAHOOD MULTIPURPOSE CENTER
11338 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025**

Meeting presentations will be made available here (<https://tinyurl.com/WestAPC3-15-23>) by Monday, March 13, 2023. Compliant Day of Submissions will be added to this drive.

Lisa Waltz Morocco, President
April Sandifer, Vice President
Esther Margulies, Commissioner
Marty Shelton, Commissioner
Adele Yellin, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
apcwestla@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general 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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

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/81972966996> AND USE MEETING ID: 819 7296 6996 AND PASSCODE 527189. Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the West Los Angeles Area Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 819 7296 6996** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 527189**. For hybrid meeting participation information, please click [here](#).

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the West Los Angeles Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

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 are to 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. Photographs do not count toward the page limitation. **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. Day of Hearing Submissions are to be submitted electronically to apcwestla@lacity.org and 12 hard copies must be submitted at the in-person meeting. 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) 978-1299 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 described in this notice, 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 online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," 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>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcwestla@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

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 – February 15, 2023

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations 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. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 819 7296 6996** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 527189**.

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. **DIR-2019-1115-CDP-MEL-1A**

CEQA: ENV-2019-1116-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Park

Last Day to Act: 03-24-23

Continued from: 12-01-22
02-16-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 17440 – 17444 West Castellammare Drive

PROPOSED PROJECT:

Construction of a new two-story, 2,701 square-foot single-family dwelling over one level of habitable basement with attached two-car garage (and one uncovered parking space), and pool over two vacant lots. The Project includes excavation and remedial grading composed of 667 cubic yards of cut and fill and the export of 138 cubic yards of soil.

APPEAL:

An appeal of the November 16, 2022, Director of Planning determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction and Conversion of Small Structures and Section 15332, Class 32 (Infill-Development Project) 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 for the proposed project on a lot located in the Dual Permit Jurisdiction Area of the California Coastal Zone;
3. Approved, pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act, a Mello Act Compliance Review for the construction of a new Residential Unit in the Coastal Zone; and
4. Adopted the Conditions of Approval and Findings.

Applicant: CJ Development, LLC
Representatives: Ron Mandalian, Urban Design Specialists; Jai Pal Khalsa, TKG West;
Stan Barankiewicz

Appellant: Judi Watson
Representative: Thomas M. Donovan, Law Offices of Thomas M. Donovan

Staff: Nick Vasuthasawat, City Planning Associate
nick.vasuthasawat@lacity.org
(213) 978-1250

6. [ZA-2021-10187-F-1A](#)
CEQA: ENV-2021-10188-CE
Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Park
Last Day to Act: 03-15-23
Continued from: 02-01-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 15021 West Bestor Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a proposed six-foot high hedge and five-foot high pool enclosure fence/gate within the front yard area in conjunction with the existing single-family residence and proposed pool.

APPEAL:

An appeal of the November 7, 2022, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites or historic resources applies;
2. Approved, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code (LAMC), to allow the construction, use, and maintenance of a pool enclosure fence/gate with a maximum height of five feet and over-in-height hedges with a maximum height of six feet within the required front yard setback of the property in lieu of a three-feet six-inch height limit otherwise permitted by LAMC Section 12.21 C.1(g); and
3. Adopted the Conditions of Approval and Findings.

Applicant: Stephen Neal Flesner/Carmen Alexandra Tebbe, Trustees of Flesner/Tebbe 2017 Family Trust
Representative: Janaye Callaghan/Jaime Massey, Permits Unlimited

Appellant: Jack and Diane Allen

Staff: Nick Vasuthasawat, City Planning Associate
nick.vasuthasawat@lacity.org
(213) 978-1250

Theodore Irving, Principal City Planner

7. [ZA-2021-7505-CDP-ZAD-1A](#)
CEQA: ENV-2021-7507-CE
Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Park
Last Day to Act: 03-24-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 251 North Monte Grigio Drive

PROPOSED PROJECT:

The remodel and addition of an existing single-family dwelling with an attached garage consisting of a 1,373 square-foot addition resulting in a 2,186 square-foot single-family dwelling with an attached two-car garage, swimming pool/spa, and two retaining walls. The Project includes 586 cubic yards of cut and fill and the export of 550 cubic yards of soil. The Project includes a request for 50 percent lot coverage in lieu of the required 40 percent lot coverage.

APPEAL:

Two appeals of the November 16, 2022, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction and Conversion of Small Structures and Section 15332, Class 32 (Infill-Development Project) 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 (LAMC), a Coastal Development Permit for the proposed project on a lot located in a Single Permit Jurisdiction Area of the California Coastal Zone;
3. Approved, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator Determination to permit 50 percent lot coverage in lieu of 40 percent lot coverage required by LAMC Section 12.21 C.10(e); and
4. Adopted the Conditions of Approval and Findings.

Applicant: Ginny Lee
Representative: Jared Johnson, Howard Robinson & Associates

Appellants: Concerned Residents of Giardino Way
Representative: Kristina Kropp, Luna & Glushon, A Professional Corporation

Harold Yeoman
Representative: Kristina Kropp, Luna & Glushon, A Professional Corporation

Staff: Nick Vasuthasawat, City Planning Associate
nick.vasuthasawat@lacity.org
(213) 978-1250

Theodore Irving, Principal City Planner

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Wednesday, April 5, 2023 at 4:30 p.m.**

Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

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 Section 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

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 **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email 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 detailed 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 Communications Assistant (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.