

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, NOVEMBER 1, 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/WestAPC11-1-23>) by Monday, October 30, 2023.
Compliant Day of Submissions will be added to this drive.**

Lisa Waltz Morocco, President
April Sandifer, Vice President
Haley Feng, Commissioner
Esther Margulies, Commissioner
Marty Shelton, Commissioner

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

Neverly Ann Hill, Commission Executive Assistant
apcwestla@lacity.org
(818) 374-3384

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/83716231225> **AND USE MEETING ID: 837 1623 1225 AND PASSCODE 419065.** 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. 837 1623 1225** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 419065**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted.

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 (818) 374-3384 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

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. 837 1623 1225** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 419065**.

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-82689-CC-1A](#)

CEQA: ENV-2019-7606-CE
Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky
Last Day to Act: 08-16-23
Continued from: 08-16-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2969 South Kelton Avenue
(2969 South Kelton Avenue; 10905 – 10911 West National Boulevard)

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the merger and resubdivision of three existing lots for the condominium conversion of an existing three-story, 18-unit apartment building into 18 residential condominium units, with 34 parking stalls in a subterranean parking level, on an approximately 13,620 square-foot lot in the R3-1 Zone. No construction is proposed. The Project would provide a 10-foot easement in lieu of the otherwise required 10-foot dedication along National Boulevard, and a 15-foot by 15-foot cut corner easement in lieu of the otherwise required 20-foot radius or 15-foot property line corner cut dedication at the intersection with Kelton Avenue.

APPEAL:

Two appeals of the May 3, 2023, Deputy Advisory Agency'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, Sections 15301 (Class 1) and 15305 (Class 5), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies;
2. Approved, pursuant to Sections 17.03, 17.06, 17.15, and 12.95.2 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. VTT-82689-CC for the merger and resubdivision of three (3) existing lots for the condominium conversion of an existing 18-unit apartment building into 18 residential condominium units with 34 parking stalls in a subterranean parking level, on an approximately 13,620 square-foot lot in the R3-1 Zone, as shown on map stamp-dated December 19, 2019;
3. Approved, pursuant to LAMC Sections 17.03, 17.06, and 12.37, the requested Waiver of Dedication and Improvements to permit a 10-foot wide easement to be provided along National Boulevard and a 10-foot corner radius easement be provided at the intersection with Kelton Avenue; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Kelton Equities, LLC
Representative: Steve Nazemi, DHS & Associates Inc.

Appellant 1: Joanna Grzeskowiak

Appellant 2: Andrew Hammond and Iva Radosevic

Staff: Daisy Benicia, City Planning Associate
daisy.benicia@lacity.org
(213) 978-1320

6. [ZA-2022-7438-F-1A](#)

CEQA: ENV-2022-7439-CE
Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Park
Last Day to Act: 11-22-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 530 South Avondale Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a new wall, fence, pedestrian gate, vehicular gate, and pilasters that are a maximum height of seven feet within the required front yard setback along the west, north, and south property lines in conjunction with an existing single-family residence. The new walls and pilasters will be constructed with a smooth stucco veneer, while the pedestrian and vehicular gates will be constructed with a metal tube frame and sheet metal.

APPEAL:

An appeal of the August 23, 2023, Zoning Administrator's Determination which:

1. Denied, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to authorize the construction, use and maintenance of new walls, fences, pilasters, a pedestrian gate, and a vehicular gate with a maximum height of seven feet within the required front yard setback, in lieu of the maximum three feet six inches allowed by LAMC Section 12.21 C.1(g);
2. Adopted the Findings; and
3. Pursuant to Public Resources Code Section 21080(b)(5), that the California Environmental Quality Act (CEQA) does not apply to "projects which a public agency rejects or disapproves."

*If the West Los Angeles Area Planning Commission elects to grant the appeal, either in whole or in part, and to overturn the Zoning Administrator's determination, the Commission may also consider a Categorical Exemption from CEQA pursuant to CEQA Guidelines, Section 15301, and may make a determination that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies.

Applicant: Omer Ivanir, MGR
Representative: Alexander Van Gaalen, Crest Real Estate

Appellant: Blake Overend
Representative: Alexander Van Gaalen, Crest Real Estate

Staff: Monique Acosta, City Planner
monique.acosta@lacity.org
(213) 978-1173

Jordann Turner, Associate Zoning Administrator

7. [ZA-2021-7532-CUB-1A](#)
CEQA: ENV-2021-7535-CE
Plan Area: Venice Community Plan

Council District: 11 – Park
Last Day to Act: 11-01-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 318, 320, 322, and 324 East Sunset Avenue

PROPOSED PROJECT:

A Conditional Use Permit to permit the sale and service of a full line of alcoholic beverages for on site consumption with an existing 4,648 square foot bakery, 405 square foot retail space, and 901 square foot restaurant space with 22 interior seats and a 794 square foot patio with 48 outdoor seats and hours of operation from 7:00 a.m. to 11:00 p.m., Sunday through Thursday. The Project site will maintain the existing 14 parking spaces.

APPEAL:

An appeal of the March 23, 2023, Zoning Administrator's Determination which:

1. Denied, pursuant to Section 12.24 W of the Los Angeles Municipal Code, a Conditional Use Permit to permit the sale and service of a full line of alcoholic beverages for on-site consumption with an existing 4,648 square-foot bakery, a 405 square-foot retail space, and a 901 square-foot restaurant space with 22 interior seats and a 794 square-foot patio with 48 outdoor seats, operates from 7:00 a.m. to 10:00 p.m., Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday and Saturday, and is maintaining 14 parking spaces;
2. Adopted the Findings; and
3. Pursuant to Public Resources Code Section 21080(b)(5), that the California Environmental Quality Act (CEQA) does not apply to "projects which a public agency rejects or disapproves."

*If the West Los Angeles Area Planning Commission elects to grant the appeal, either in whole or in part, and to overturn the Zoning Administrator's determination, the Commission may also consider a Categorical Exemption from CEQA pursuant to CEQA Guidelines, Section 15301, and may make a determination that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies.

Applicant: Fran Camaj
Representative: Kinjal Dave

Appellant: Nicolai Luul
Representative: Laurette Healey, City of Land Use, Inc.

Staff: Sienna Kuo, Planning Assistant
sienna.kuo@lacity.org
(213) 978-1376

Theodore Irving, Principal City Planner

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Wednesday, November 15, 2023 at 4:30 p.m.**

Palms-Rancho Park Branch Library
2920 Overland Avenue, Ray Bradbury Meeting Room, Second Floor
Los Angeles, CA 90064

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 (818) 374-3384 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.