

COMMISSION MEETING AUDIO

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, NOVEMBER 6, 2024 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/WestAPC11-6-24>) by Monday, November 4, 2024. Compliant Day of Submissions will be added to this drive.

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 21, 2024; March 6, 2024; April 17, 2024

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. 891 0411 9057** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 595372**.

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-2024-275-SPE-SPP-CDP](#)

CEQA: ENV-2024-276-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 11-30-24

PUBLIC HEARING – Completed September 23, 2024

PROJECT SITE: 1648 South Abbot Kinney Boulevard

PROPOSED PROJECT:

Construction of a one-story, 1,995 square foot retail building on a vacant lot in the single permit jurisdiction of the coastal zone.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3), 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 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Venice Coastal Zone Specific Plan to permit an Floor Area Ratio (FAR) of 0.74 to 1, in lieu of the required FAR of 0.5 to 1 for retail only;
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan; and
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the California Coastal Zone.

Applicant: Massoud Rabbanian
Representative: Brian Silveira

Staff: Luis Lopez, Planning Assistant
luis.c.lopez@lacity.org
(213) 978-1359

6. [AA-2022-9203-PMLA-1A](#)

CEQA: ENV-2022-9204-CE

Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky

Last Day to Act: 11-30-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 2723 and 2731 South Anchor Avenue; 2716 South Krim Drive

PROPOSED PROJECT:

Subdivision of two existing legal lots having a total of three existing dwelling units, into three new legal lots, with each new lot having one existing dwelling unit.

APPEAL:

An Appeal of the September 11, 2024, Advisory Agency Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines 15315 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Approved, pursuant Section 17.50 of the Los Angeles Municipal Code, a Preliminary Parcel Map to subdivide two existing legal lots having a total of three existing dwelling units, into three new legal lots, with each new lot having one dwelling unit; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Mark & Regina Judaken, Kalnel Gardens, LLC
Representative: Brian Silveira, Brian Silveira & Associates

Appellant: Concerned Cheviot Hills Citizens
Representative: Joanne Jackson

Staff: Kyle Winston, City Planner
kyle.winston@lacity.org
(213) 978-1348

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Wednesday, November 20, 2024 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) 756-1714 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 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 detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Do not 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.