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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

1855 BARRY AVENUE - PROPOSED PROJECT - REQUEST FOR CONTINUANCE - 1855 Barry (VTT-82467-SL-1A)

1 message

Alvarez Edna <ednarsalvarez.m@gmail.com>
To: Planning APC West LA <apcwestla@lacity.org>
Cc: edna Alvarez <ednarsalvarez.m@gmail.com>

Mon, Jun 1, 2020 at 10:36 AM

Dear Commissioners,

I am requesting a continuance of the West LA Planning Commission hearing scheduled for June 3, 2020 at 4:30. I understand that the hearing will be telephonic and will not include the ability for me to see the Commissioners, staff and other people making appearances and/or attending the hearing. I believe that this deprives me of due process.

I am sensitive to pressures brought to the Commission hearings by C-19 and the attempt to balance everyone's needs including those of the developer. I am also aware of the security problems with Zoom but Zoom Bombs are not an issue if you have a waiting room. Also, there are other non-Zoom based systems that allow greater security than Zoom and are used by those in sensitive arenas.

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As full clarification, given that I am in 2 high risk categories regarding the novel coronas virus, namely I am 81 years old and I have an underlying medical condition - i.e. a lung disease - it is unlikely that I could be present in a closed room hearing until a vaccine or cure is available. Therefore, for me it would need to be a secure visual communication platform. Those platforms are currently available and so I believe that what I am asking for is reasonable under the circumstances. I also believe that my situation and requests may fall under the rules for Americans with Disabilities Act and its 'reasonable accommodations' rules.

I ask that this requisition for a continuance be provided to the individual Commission members.

Thank you very much for your consideration.

Stay well ~

EDNA R.S. ALVAREZ

3 JUNE 2020 HEARING
ADVISORY PLANNING COMMITTEE-WESTSIDE-LA
VTT-82467-SL-CEQA ENV-2018-7159-CE
1851-1855 BARRY AVENUE, LOS ANGELES 90025

ADDENDUM TO APPEAL FILED BY EDNA R.S. ALVAREZ

A. PROCEDURAL ISSUES:

1. Lack of visual APC appeal. Please see details in continuance request document.
2. Lack of requested notification of 12/10/19 consideration and approval of project plans. Not merely ministerial.
3. Lack of materials relating to my illness and my doctor's report and of rejection of proposed plan by Neighborhood Council in report submitted by Connie Chauv to Advisory Hearing Committee and lack of attention by Advisory Hearing Committee Members as indicated by their failure to ask any questions of me and by their instantaneous ruling following testimony.
4. Lack of time for me to review Staff's Report to APC prior to the deadline for me to provide supplementary materials. I had less than 6 hours! Report received at 10:32 and deadline is 4:30

B. CEQA CATEGORICAL EXEMPTION

1. Categorical exemption should not apply as the Proposed Project will impact my life expectancy and the CEQA Guidelines provide that the exemption is inapplicable if there is an 'unusual circumstance' relating to the environment and define environment as Including 'fauna'. I am fauna and it will have an impact on me .
2. Staff writes that the exemption is only applicable to the public in general and not to one person. No source in law is given. Projects have had to make modifications for one frog species and

one bird species. Certainly, my life is as worthy of protection as a single frog species or single bird species.

C. MODIFICATIONS/VARIANCES/CONDITIONS/MITIGATION

The Proposed Project should not be approved until a reasonable mitigation plan and enforcement mechanism is in place that will protect me and my home from being exposed to the significant dust, fumes, toxins and the like which will be created as a result of the proposed demolition, excavation and construction because of my lung disease. The City of Los Angeles should not approve a plan knowing that it will harm a citizen. The Charter and Municipal Code of Los Angeles provides for the preservation of the public peace, health and safety. Code compliance must above all else conform to that mission.

1. I have been committed from first learning about the proposed project to having a fair plan which would protect the right of the Developer to develop and would protect my health. I wrote the Developer and requested a meeting to see if we might create some modifications to deal with the known impact of the Proposed Project on my health - 81 year old with COPD. I provided a copy of my physician's letter. He refused to meet with me. Letter provided.
2. PROPOSAL: That the Developer provide at his cost for alternative furnished, comparable housing in my neighborhood during the full term of the project - i.e. until units are ready for sale - including expenses for moving [both ways] and deep cleaning of my home at various times during the full term of the project and for duplicate expenses including gas, light, phone and insurance. Details to be worked out with an assigned mediator who will continue throughout the project and who will be paid for by Developer.

I have been quarantined since 7 March 2020 because of C-19.
I no longer have the option of staying with friends.

3. PROPOSAL: The developer provide at his cost for an onsite certified environmental monitoring service, acceptable to me, throughout the project The monitoring would include onsite as well as monitoring inside my home and would provide for the lease and installation of air purification systems to assure the air was free of dust, dirt, toxins and fumes etc. A mediator would be assigned and would be paid for by Developer.

Attached is a sample relating to a certified environmental monitoring service.

This Addendum is just that. I am relying on the Commissioners to have read my Appeal as well as earlier documents provided.

Thank you.

June 1, 2020

Edna Alvarez
1843 Barry Avenue, #2
Los Angeles, CA 90025

Subject: Recommendations for Environmental Compliance Monitoring

Site: 1855 Barry Avenue, Los Angeles

Dear Ms. Alvarez;

You have requested our recommendations for environmental compliance monitoring services for the above referenced project. ACG has extensive experience in construction health and safety monitoring, asbestos and lead inspection and remediation oversight, facility decommissioning and demolition, and other tasks relevant to this project. Your concern is for the potential for airborne emissions of dust and toxic air contaminants from the planned demolition and construction at the adjacent property to affect the air quality in your residence and potentially affect your health.

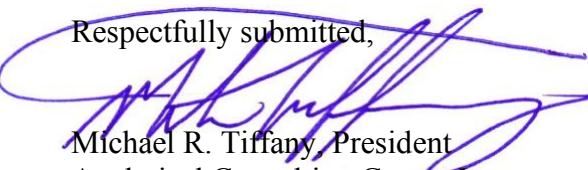
Having a third-party professional oversee the demolition and construction and conduct air monitoring on the source property is much more effective than monitoring your location, especially if the professional is authorized to direct the contractor to mitigate emissions at the source.

We recommend that the owner of the adjacent property hire a third-party professional consultant to oversee the operations of his contractor(s) and conduct air monitoring at the property boundary do document that air emissions do not impact your residence or any other offsite receptors. The following are our recommendations for the scope of work for the oversight consultant.

- ◆ Provide a qualified Environmental Compliance Monitor to act on behalf of the Owner to monitor the contractor's compliance with environmental requirements during the project.
- ◆ Provide on-site observation and perform perimeter air monitoring and reporting for dust, asbestos and any other hazardous air contaminants that, in the professional's judgement, may be generated by the project.
- ◆ Provide a liason between permitting agencies, owner, contractor, and the community.

I have attached my resumé as an example of the qualifications of the Environmental Compliance Monitor. We appreciate the opportunity to be of service to you. Should you have any questions or desire any additional information, please contact the undersigned.

Respectfully submitted,



Michael R. Tiffany, President
Analytical Consulting Group, Inc.

Michael R. Tiffany, PG, CIH, CAC

EDUCATION	B.S., Geology , 1979. University of California, Los Angeles. Graduate course work in geology, 1980-1983. California State University, LA. Numerous short courses in industrial hygiene and environmental assessment.
CERTIFICATION	Certified Industrial Hygienist No. 5056 , American Board of Industrial Hygiene Professional Geologist No. 6750 , State of California Certified Asbestos Consultant No. 15-5398 , State of California Lead-Related Construction Inspector/Assessor No. 2442 , State of California
EXPERIENCE	28 years in design & management of environmental remediation projects. 28 years in environmental assessment (Phase I & Phase II). 37 years in industrial hygiene. 40 years in environmental sampling and laboratory analysis. 40 years in asbestos inspection, analysis, and hazard assessment. 34 years in concrete petrography and materials science. ▪ Comprehensive industrial hygiene. ▪ Principal geologist for environmental site assessments and remediation projects. ▪ Comprehensive environmental assessment, project design, and project management for facility decommissioning, demolition, and renovation. ▪ Closure of leaking underground tanks and other contaminated sites. ▪ Indoor air quality and vapor intrusion investigations. ▪ Workplans and health & safety plans for environmental assessment and remediation (EPA, DTSC, RWQCB, CalTrans). ▪ Onsite management, supervision, and monitoring of remediation projects. ▪ Principal consultant in asbestos building inspection, hazard assessment, abatement project design, and project management under AHERA and the 1980 and 1983 EPA Asbestos-in-Schools programs. ▪ Laboratory director and principal analyst for accredited asbestos laboratories. ▪ Lead-based paint inspections and risk assessments, industrial hygiene compliance for general industry lead workplaces, and assessment and remediation of lead in soil – shooting ranges, hazardous waste sites, ADL. ▪ Concrete petrography and materials science.
EMPLOYMENT	President, 2003-present. Analytical Consulting Group, Inc., Ventura, California Senior Industrial Hygienist & Project Geologist, 1992-2003. California Environmental Geologists and Engineers, Inc. , Agoura Hills, Calif. Vice President & Technical Director, 1988-1992. CAMCO Group, Inc., Fontana, California President & Laboratory Director, 1985-1988. Applied Petrography, Inc., Santa Fe Springs, California Senior Analyst & Industrial Hygienist, 1980-1985. EMS Laboratories, Inc., Pasadena, California
PROFESSIONAL SOCIETIES	American Academy of Industrial Hygiene American Industrial Hygiene Association American Conference of Governmental Industrial Hygienists (Affiliate)



Planning APC West LA <apcwestla@lacity.org>

ADDENDUM: Fwd: 1855 BARRY AVENUE - PROPOSED PROJECT - REQUEST FOR CONTINUANCE - 1855 Barry (VTT-82467-SL-1A)

1 message

Alvarez Edna <ednarsalvarez.m@gmail.com>
To: Planning APC West LA <apcwestla@lacity.org>
Cc: edna Alvarez <ednarsalvarez.m@gmail.com>

Mon, Jun 1, 2020 at 12:26 PM

ADDENDUM:

I inquired of Connie Chauv, Planning Department Staff, on the 28th of May the following:

"Does this mean we will not be able to see the panel and they will not be able to see us? I had somehow from your earlier email thought it was going to be a Zoom meeting."

I never received a response to that inquiry and it was not until this morning that I learned from APC staff that the hearing would be telephonic only and that is why my request for the continuance is being made at this time and not earlier.

Thank you.

Stay well ~

EDNA R.S. ALVAREZ

Begin forwarded message:

From: Alvarez Edna <ednarsalvarez.m@gmail.com>
Subject: 1855 BARRY AVENUE - PROPOSED PROJECT - REQUEST FOR CONTINUANCE - 1855 Barry (VTT-82467-SL-1A)
Date: June 1, 2020 at 10:36:42 AM PDT
To: Planning APC West LA <apcwestla@lacity.org>
Cc: edna Alvarez <ednarsalvarez.m@gmail.com>

Dear Commissioners,

I am requesting a continuance of the West LA Planning Commission hearing scheduled for June 3, 2020 at 4:30. I understand that the hearing will be telephonic and will not include the ability for me to see the Commissioners, staff and other people making appearances and/or attending the hearing. I believe that this deprives me of due process.

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Thank you very much for your consideration.

Stay well ~

EDNA R.S. ALVAREZ

DAY OF HEARING SUBMISSIONS

WLASNC Board FY 2019-2020

Jamie Keeton - Chair/ At Large Rep.
Eric Nakamura - Vice Chair/ Business Rep.
Jay Handal - Treasurer/ Organizational Rep.
Korie Schmidt - Secretary/ Business Rep.

Farzad Hassani - North West Rep.
Mollie Rudnick - North East Rep.
Arman Ghorbani - South East Rep.
Jean Shigematsu - South West Rep.
Galen Pindell - At Large Rep.
Dylan Wright - At Large Rep.
Ron Migdal - At Large Rep.
Ehsan Zahedani - At Large Rep.
Jay Ross - At Large Rep.
vacant - Organizational Rep.
vacant - Organizational Rep.



1645 Corinth Ave.
Los Angeles Calif. 90025
(310) 235-2070

E Mail: Info@WLANC.COM
www.WLASawtelle.org

Dept. of City Planning - Connie Chauv
Connie.Chauv@LACity.org
Council District #11

Re: 1851 S. Barry Ave. small lot houses
VTT-82467. AA-2018. ENV-2018-CE

To the City,

At the Jul. 24, 2019, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 12-0-0, to oppose the proposed small lot houses project at 1851 S. Barry Ave. as designed. A project with shorter height and larger setbacks to allow more landscaping and trees should be designed. The developer shall make the following provisions:

1. Ensure privacy of the north neighbors by staggering window placement.
2. Comply with the Small Lot Subdivision Ordinance's roofline variation requirement.
3. Provide special, extra medical accommodations to north adjacent neighbors are fully protected from dust and toxin intrusions onto their property during construction.

Facts and background:

1. The buildings are 4 stories tall, and no other 4-story buildings are on the block.
2. 5 RSO units will be displaced.

Findings and justifications:

1. The height is taller than any building on both sides of the block.
2. The city has lost a significant amount of tall, mature trees with large canopies, and greenery provides substantial health benefits.
3. More of needed housing can still be provided with a smaller project.
4. Numerous neighbors testified in opposition to the project as designed.
5. The Board of Directors is concerned that the developer chose not to engage with the neighbors to revise the design, and did not attend subsequent PLUM and Board meetings.

Ex parte communications: J.Ross communicated with the applicant/representatives, Jay Vanos and Hayk Martirosian, about scheduling.

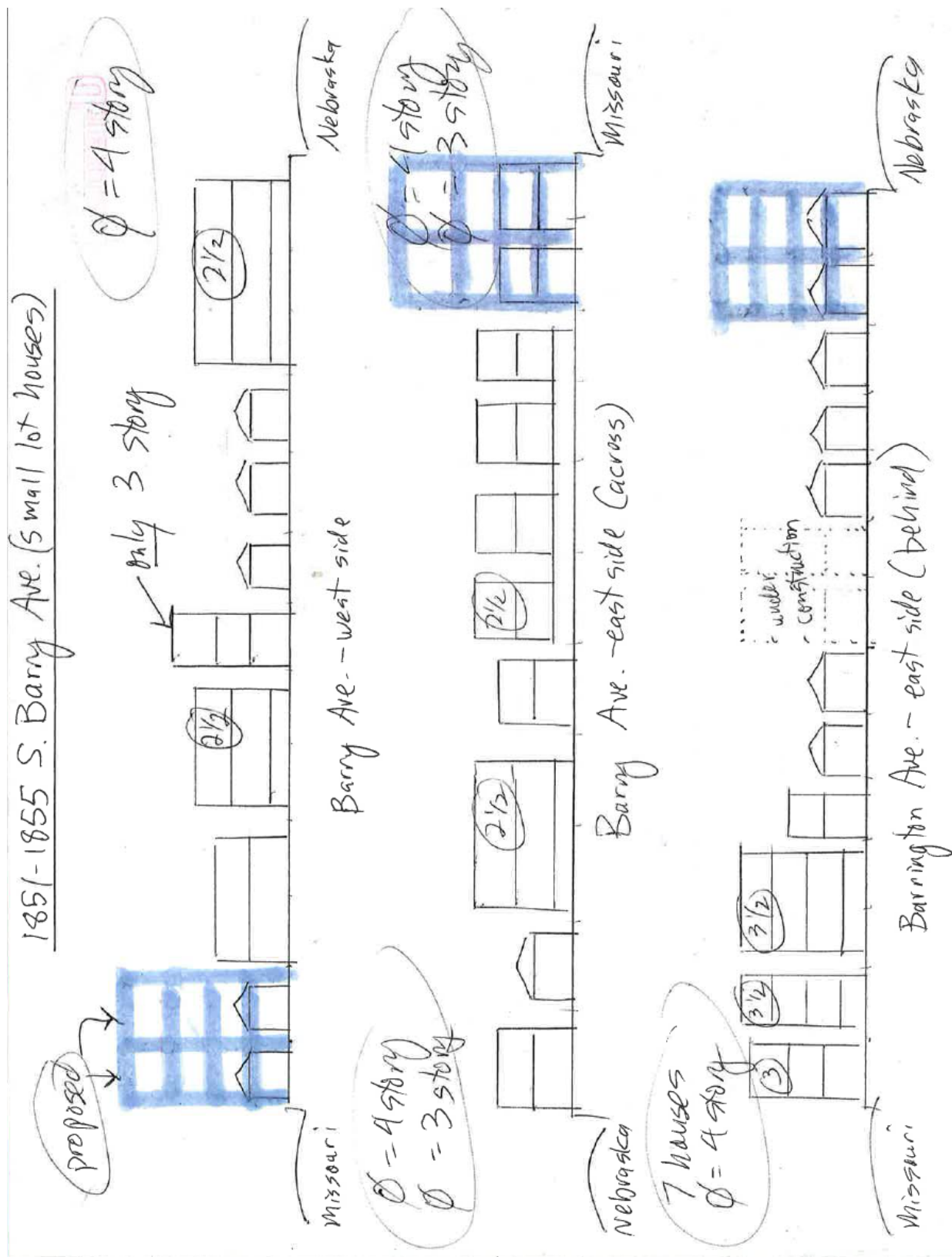
Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Krista Kline, Jessica Salans, Council District #11 (Len.Nguyen@LACity.org, Krista.Kline@LACity.org, Jessica.Salans@LACity.org)





James Williams <james.k.williams@lacity.org>

1855 Barry (VTT-82467-SL-1A)

1 message

Teresa Yuan <watermelonjb@gmail.com>

Wed, Jun 3, 2020 at 1:34 PM

To: james.k.williams@lacity.org, Jason Douglas <jason.p.douglas@lacity.org>, Rayla Heide <rayla.heide@gmail.com>

I live in 1843 Barry unit 5,

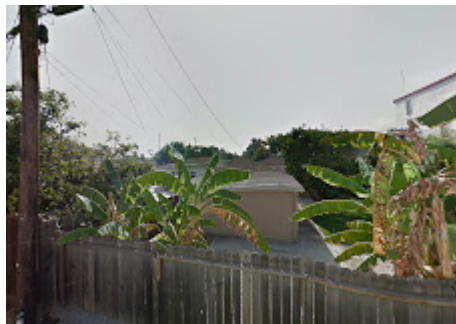
In the past three years, there are many properties, a single home being knocked down and a three stories multiple units structure replace it.

The pictures attached, one is what I used to be able to see, now it is replaced by a three-story structure. There are two more like this and now the Forth one to the south of where I live. It has been noisy and dusty for three years, I can't do anything about these that are already built. But please no more.

There is also a sound clip, it is from today. It's been like this all morning.

Thank you for listening;
Teresa Yuan

3 attachments



then.jpg
931K



now.jpg
1477K





Planning APC West LA <apcwestla@lacity.org>

CONTINUANCE Re: 1855 BARRY AVENUE - PROPOSED PROJECT - REQUEST FOR CONTINUANCE - 1855 Barry (VTT-82467-SL-1A)

2 messages

Alvarez Edna <ednarsalvarez.m@gmail.com>
To: Planning APC West LA <apcwestla@lacity.org>
Cc: edna Alvarez <ednarsalvarez.m@gmail.com>

Tue, Jun 2, 2020 at 9:49 AM

Good Morning James Williams,

Thank you for your email. I was wondering how it would be handled.

I would request that this item be raised and determined at the outset of the meeting. That said, I do not understand how the Applicant disagreement with the request could be determinant. Might you direct me to the relevant rules of procedure in the Municipal Code?

The issue is one of due process. I understand that there is a health crisis and that the city has selected what it believes to be the most appropriate platform for holding hearings but I respectfully disagree with its determination that a Zoom telephonic meeting is sufficient to meet the appellants' due process rights as there are alternatives that protect security and that provide visuals.

I would appreciate your sharing this email with the Commission aZnd also, before the meeting begins, letting me know how the matter will be handled.

Thank you.

Stay well ~

EDNA R.S. ALVARE

On Jun 2, 2020, at 7:37 AM, Planning APC West LA <apcwestla@lacity.org> wrote:

Good morning Mrs. Alvarez,

Your request has been shared with the Commission. One note about continuances. The Commission and the Applicant must agree on the continuance as it is the Applicant who ensures that the Commission has ample time to act on the appeal. The Commission must also vote for a continuance to actually occur.

Best regards.

On Mon, Jun 1, 2020 at 10:36 AM Alvarez Edna <ednarsalvarez.m@gmail.com> wrote:

Dear Commissioners,

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EDNA R.S. ALVAREZ

Planning APC West LA <apcwestla@lacity.org>
Draft To: Alvarez Edna <ednarsalvarez.m@gmail.com>
Cc: edna Alvarez <ednarsalvarez.m@gmail.com>

Wed, Jun 3, 2020 at 7:26 AM

Good morni

[Quoted text hidden]



James Williams <james.k.williams@lacity.org>

PHOTOS -TODAY'S HEARING - WLA APC - 1855 BARRY AVENUE PROPOSED PROJECT

1 message

Alvarez Edna <ednarsalvarez.m@gmail.com>

Wed, Jun 3, 2020 at 10:01 AM

To: James Williams <james.k.williams@lacity.org>

Cc: Jason Douglas <jason.p.douglas@lacity.org>, edna Alvarez <ednarsalvarez.m@gmail.com>

Dear James Williams,

Would you please add these photos to the materials for today's hearing. Thank you very much.

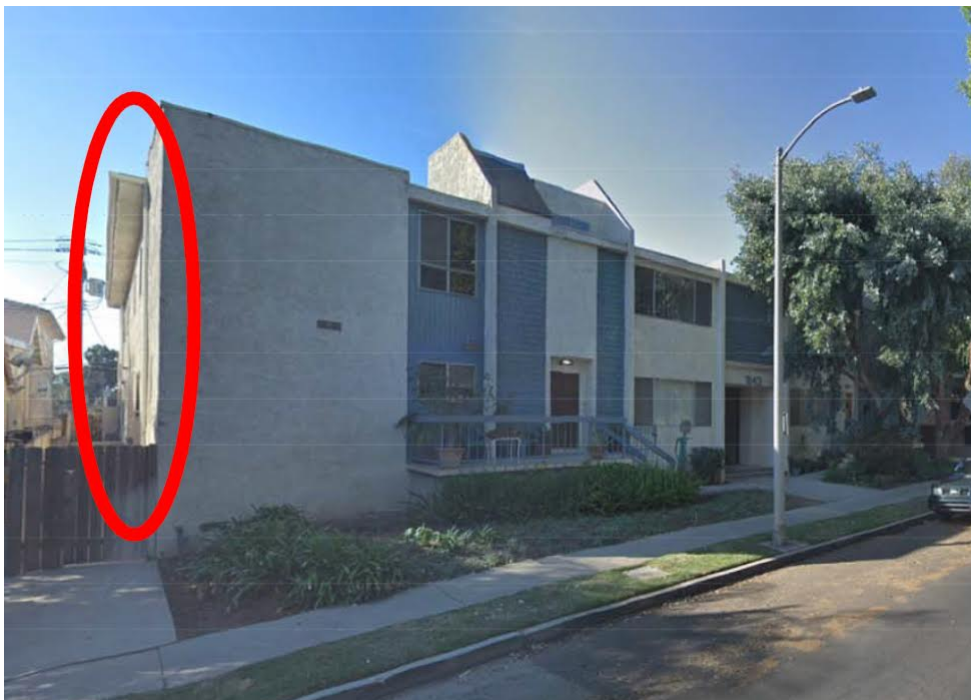
Stay well ~

EDNA R.S. ALVAREZ

WINDOWS - 1843 Barry

- 10' from balconies/patios Proposed Project

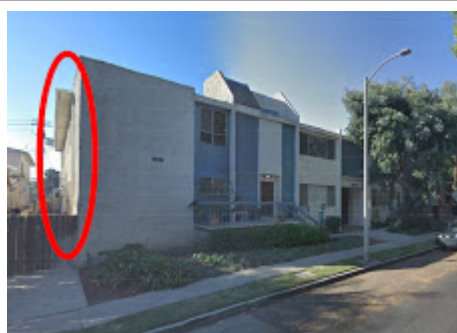
- "SEE-INTO-BEDROOMS ETC."



"MIS-REPRESENTATION" - INTER-BUILDING SPACE/HEDGE

There is only 5' on Project side. Where is gate/alley 1843?

How can there be such a large hedge?



PastedGraphic-1.tiff
881K