

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, AUGUST 18, 2021 AFTER 4:30 P.M.
(via TELECONFERENCE)**

Meeting presentations will be available here (<https://tinyurl.com/WestAPC8-18-21>) by August 16, 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
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/85903275934>) AND USE MEETING ID: 859 0327 5934. You may use passcode: 585081.

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. **859 0327 5934** and then press #. Press # again when prompted for participant ID. You may use passcode: **585081**.

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".

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.

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**

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Request
- Minutes of Meeting for June 2, 2021, June 16, 2021 and July 7, 2021

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 **1 (213) 338-8477 or 1 (669) 900-9128** and use MEETING ID No. **859 0327 5934** then press #. Press # again when prompted for participant ID. You may use passcode: **585081**.

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. **AA-2019-2609-PMLA-SL-1A**

CEQA: ENV-2019-2613-CE

Plan Area: Venice

Related Case: DIR-2019-2610-CDP-MEL-1A

PUBLIC HEARING REQUIRED

Council District: 11 – Bonin

**Last Day to Act: 8-25-2021

Continued from 5-5-21

PROJECT SITE: 313 and 315 South 6th Avenue

PROPOSED PROJECT:

Small Lot Subdivision to subdivide one existing lot totaling approximately 6,380 square feet into two new small lots that are 3,800 (Parcel A - Rear) and 2,580 (Parcel B - Front) square feet in lot area, in conjunction with the demolition of four single-family dwellings and the construction of a three-story, single-family dwelling with an attached Accessory Dwelling Unit (ADU), with a roof deck on each new small lot; five parking spaces are provided onsite.

APPEAL: Pursuant to Charter Section 245, and in accordance with Council File 21-0741, on June 29, 2021, the City Council vetoed and remanded the cases to the WLAAPC to reconsider the appeal of the entire November 9, 2020 Advisory Agency's Determination which:

1. Determined that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, 15303, 15315, and 15332, and determine that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Sections 12.22 C.27, and 17.53 of the Los Angeles Municipal Code, a Preliminary Parcel Map; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Brock Wylan
Representative: Steve Kaplan, Law Office of Steve Kaplan

Appellant: People Organized for Westside Renewal (POWER), Citizens Preserving Venice, Robin Rudisill, Kevin Denman, Leanne Chase

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

6. [DIR-2019-2610-CDP-MEL-1A](#)
CEQA: ENV-2019-2613-CE
Plan Area: Venice
Related Case: AA-2019-2609-PMLA-1A

Council District: 11 – Bonin
**Last Day to Act: 8-25-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 313 and 315 South 6th Avenue

PROPOSED PROJECT:

Small Lot Subdivision to subdivide one existing lot totaling approximately 6,380 square feet into two new small lots that are 3,800 (Parcel A - Rear) and 2,580 (Parcel B - Front) square feet in lot area, in conjunction with the demolition of four single-family dwellings and the construction of a three-story, single-family dwelling with an attached Accessory Dwelling Unit (ADU), with a roof deck on each new small lot; five parking spaces are provided onsite.

APPEAL: Pursuant to Charter Section 245, and in accordance with Council File 21-0741, on June 29, 2021, the City Council vetoed and remanded the cases to the WLAAPC to reconsider the appeal of the entire November 9, 2020 Planning Director’s Determination which:

1. Determined that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, 15303, 15315, and 15332, and determine that there is no substantial evidence demonstrating that an exception to the 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, located in the Single Permit Jurisdiction area of the Coastal Zone;
3. Approved, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the demolition of four Residential Units and construction of four Residential Units in the California Coastal Zone; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Brock Wylan
Representative: Steve Kaplan, Law Office of Steve Kaplan

Appellant: People Organized for Westside Renewal (POWER), Citizens Preserving Venice, Robin Rudisill, Kevin Denman, Leanne Chase

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

7. [ZA-1989-17683-PA2-1A](#)
CEQA: ENV-2020-1328-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
**Last Day to Act: 9-1-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 9101 West Pico Boulevard

PROPOSED PROJECT:

A Plan Approval to review the effectiveness and applicant's compliance with conditions imposed in Case Nos. BZA-2000-1697 and ZA-17683(PAD) for the existing 0.706 acre West Pico Oil Drill Site. There is no request for modification of any existing condition of approval and no proposed expansion of the use. This review is required by Paragraph 4.b of the June 2001 Settlement Agreement in the case of *Neighbors For A Safe Environment v. City of Los Angeles*, Los Angeles Superior Court Case No. BC240760, and will be conducted pursuant to Section 12.24-M of the Los Angeles Municipal Code and Condition No. 78 in Case Nos. BZA-2000-1697 and ZA-17683(PAD).

APPEAL:

Appeal of the June 2, 2021 Zoning Administrator's determination which:

1. Determined, pursuant to California Environmental Quality Act (CEQA), that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, (Class 1), and Section 15321 (Class 21) and, there is no substantial evidence demonstrating that any exceptions contained Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways or hazardous waste site, or historical resources applies; and
2. Determined, pursuant to Los Angeles Municipal Code Section 12.24 M, and as required by Condition No. 78 under Case Nos. ZA-17683(PAD) and BZA-2000-1697 and Clause 4.b of the 2001 Settlement Agreement, between the City of Angeles, Neighbors For A Safe Environment, (NASE), Rae Drazin, Ph.D., Mina Solomon, and Breitburn Energy Company LLC, to settle litigation relating to approvals for the construction and operation the West Pico Drill Site Modernization Project, *Neighbors For A Safe Environment v City of Los Angeles*, Los Angeles Superior Court Case No. BC240760] ("Settlement Agreement"), that the Conditions of Approval of Determination BZA No. 2000-1697 have been and are being substantially complied with, though necessary inspections of the facility by government agencies will continue to ensure continued compliance.

Applicant: Phil Brown, Pacific Coast Energy Company

Appellant 1: Amy C. Minter, Chatten-Brown, Carstens & Minter LLP on behalf of Neighbors for a Safe Environment

Appellant 2: Paul Koretz, Councilmember, Council District 5
Representative: Daniel Skolnick, Senior Planning Deputy, Council District 5

Staff: Theodore L. Irving, AICP, Associate Zoning Administrator

Dylan Sittig, City Planning Associate
dylan.sittig@lacity.org
213-978-1197

The next regular meeting of the West Los Angeles Area Planning Commission will be held at: **4:30 p.m. on Wednesday, September 1, 2021**

****Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

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 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 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.