

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 15, 2017 AFTER 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064**

Esther Margulies, President
Marian Merritt, Vice President
Joseph W. Halper, Commissioner
Michael Newhouse, Commissioner
Lisa Waltz Morocco, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Harold Arrivillaga, Commission Executive Assistant I
(213) 978-1300

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWESTLA@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – August 3, 2016, August 17, 2016, and March 1, 2017

3. **NEIGHBORHOOD COUNCIL**

Presentation 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.

4. **ZA-2014-3182-CDP-MEL-SPP-1A**

CEQA: ENV-2014-3183-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 04-05-17
Continued from: 01-18-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 519 – 521 East Boccaccio Avenue

PROPOSED PROJECT:

The demolition of an existing duplex and the construction, use, and maintenance of a 3,850 square-foot industrial building located in the M1-1 Zone within the single permit jurisdiction of the California Coastal Zone.

APPEAL:

An appeal of the Zoning Administrator's determination to approve a Coastal Development Permit for the demolition of a duplex and the construction, use, and maintenance of a new 3,850 square-foot industrial building located in the single permit jurisdiction of the California Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2; an appeal of a Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; an appeal of the Specific Plan Project Permit Compliance for the project located within the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7; and an appeal of the determination that the project is Categorically Exempt from environmental review, pursuant to Class 3, Category 17 of the City CEQA Guidelines.

Applicant: Michael Chait, Chait Company
Representative: Tom Stemnock, Planning Associates, Inc.

Appellant: Bill Przylucki, People Organized for Westside Renewal (POWER)

Staff: Jason Chan, City Planner
jason.chan@lacity.org
(213) 978-1310

5. [ZA-2014-3186-CDP-MEL-SPP-1A](#)
CEQA: ENV-2014-3187-CE
Plan Area: Westchester – Venice

Council District: 11 - Bonin
Last Day to Act: 04-05-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2100 – 2106 South Narcisus Court

PROPOSED PROJECT:

The demolition of an existing duplex and the construction, use and maintenance of a new two-story 3,491 square-foot industrial building with eleven (11) tandem, mechanically-stacked, on-site parking spaces located in the M1-1 Zone within the single-permit jurisdiction of the California Coastal Zone.

APPEAL:

An appeal of the Zoning Administrator’s determination to approve a Coastal Development Permit for the demolition of a duplex and the construction, use, and maintenance of a new 3, 491 square-foot industrial building located in the single permit jurisdiction of the California Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2; an appeal of a Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; an appeal of the Specific Plan Project Permit Compliance for the project located within the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7; and an appeal of the determination that the project is Categorically Exempt from environmental review, pursuant to Class 3, Category 17 of the City CEQA Guidelines.

Applicant: Michael Chait, Chait Company
Representative: Tom Stemnock, Planning Associates, Inc.

Appellant: Bill Przylucki, People Organized for Westside Renewal (POWER)

Staff: Jason Chan, City Planner
jason.chan@lacity.org
(213) 978-1310

6. [ZA-2015-2404-CDP-MEL-SPP-1A](#)
CEQA: ENV-2015-2405-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 03-15-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2003 South Linden Avenue

PROPOSED PROJECT:

The demolition of an existing single-family dwelling and the construction of a new two-story single-family dwelling with an attached two-car garage in the R2-1 Zone within the single-permit jurisdiction of the California Coastal Zone.

APPEAL:

An appeal of the Zoning Administrator’s decision to approve a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new two-story single-family dwelling with an attached two-car garage within the single permit

jurisdiction of the California Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2; an appeal of a Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; an appeal of the Specific Plan Project Permit Compliance for the project located within the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7; and an appeal of the determination that the project is Categorically Exempt from environmental review, pursuant to Class 3, Category 1 of the City CEQA Guidelines.

Applicant: Charles C. Forsyth
Representative: M.E. Morales

Appellant: Sue Kaplan, Shoshana Maler, Lillian White, Shepard Stern, and Nancy Wilding

Staff: Jason Chan, City Planner
jason.chan@lacity.org
(213) 978-1310

7. [ZA-2016-1587-CU-1A](#) Council District: 11 - Bonin
CEQA: ENV-2016-1588-CE Last Day to Act: 04-05-17
Plan Area: Westchester – Playa del Rey Continued from: 02-15-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 6344 West Arizona Circle

PROPOSED PROJECT:

A dog and cat boarding facility in the [Q]M1-1VL Zone within 500-feet of a residential zone.

APPEAL:

An appeal of the Zoning Administrator's approval of a Conditional Use Permit for a dog and cat boarding facility in the [Q]M1-1VL Zone within 500-feet of a residential zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W, 25; and an appeal of the determination that the project is Categorically Exempt from environmental review, pursuant to Class 1, Category 1 of the City CEQA Guidelines.

Applicant: SVI 6344 Arizona, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Appellant: Charles V. Salice
Representative: Jerold Neuman, Esq, Liner LLP

Staff: Fernando Tovar
fernando.tovar@lacity.org
(213) 978-1303

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, April 5, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

An Equal Employment Opportunity/Affirmative Action Employer

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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWestla@lacity.org.