

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JULY 5, 2017 AFTER 4:30 P.M.  
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> 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

Cecilia Lamas, Commission Executive Assistant  
(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](mailto: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 90<sup>th</sup> 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. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of the Minutes – February 1, 2017, February 15, 2017, May 17, and June 27, 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-2015-4727-ZV-1A**

CEQA: ENV-2015-1578-MND

Plan Area: Bel Air – Beverly Crest

Council District: 5 - Koretz

Last Day to Act: 07-05-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 944 North Airole Way

**PROPOSED PROJECT:**

The construction of a second indoor kitchen and the construction of an outdoor kitchen for a single-family dwelling in the RE20-1-H-HCR Zone.

**APPEAL:**

An appeal, in part, of the Zoning Administrator's determination to deny a variance from Los Angeles Municipal Code Section 12.07.01-A,1 for a second kitchen in a single-family dwelling in the RE20-1-H-HCR Zone.

A Mitigated Negative Declaration, ENV-2013-1578-MND, has been prepared for the project.

**Applicant:** Nile Niami, Crestlloyd, LLC.  
Representative: Ben Reznik/Daniel Freedman, Jeffer Mangels Butler and Mitchell, LLP

**Appellant:** Same

**Staff:** Kenton Trinh, City Planning Associate  
[kenton.trinh@lacity.org](mailto:kenton.trinh@lacity.org)  
(213) 978-1290

Fernando Tovar, Associate Zoning Administrator

5. [AA-2014-3038-PMLA-CN-1A](#)  
CEQA: ENV-2014-3039-MND  
Plan Area: Venice  
Related Case: ZA-2014-3040-CDP-MEL

Council District: 11 - Bonin  
Last Day to Act: 07-08-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 656 and 656 ½ East California Avenue

**PROPOSED PROJECT:**

A Preliminary Parcel Map Subdivision of one lot for a two-unit condominium.

**APPEAL:**

An appeal of the Advisory Agency's determination to approve a preliminary parcel map subdivision of one lot for a maximum two-unit condominium structure, pursuant to Los Angeles Municipal Code (LAMC) Section 17.53; and an appeal of the Mitigated Negative Declaration, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b) and the proposed Mitigation Monitoring Program (MMP) adopted for the project.

**Applicant:** A K Lofts 5, LLC  
Representative: Harvey Goodman, C.E.

**Appellant:** Robin Rudisill, Gabriel Ruspini, Celia Williams, Lydia Ponce, Shepard Stern, and Sue Kaplan

**Staff:** Iris Wan, City Planning Associate  
[iris.wan@lacity.org](mailto:iris.wan@lacity.org)  
(213) 978-1397

6. [ZA-2014-3040-CDP-MEL-1A](#)  
CEQA: ENV-2014-3039-MND  
Plan Area: Venice  
Related Case: AA-2014-3038-PMLA-CN

Council District: 11 - Bonin  
Last Day to Act: 07-08-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 656 and 656 ½ East California Avenue

**PROPOSED PROJECT:**

The demolition of two existing one-story single-family dwellings, and the construction of a new three-story, 5,870 square-foot, two-unit condominium structure with an attached four-car garage in the RD1.5-1 Zone within the single permit jurisdiction of the Coastal Zone.

**APPEAL:**

1. An appeal of the Zoning Administrator's determination to approve the project within the single permit jurisdiction of the Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the 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; and

- An appeal of the Mitigated Negative Declaration, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b) and the proposed Mitigation Monitoring Program (MMP) adopted for the project.

**Applicant:** A K Lofts 5, LLC  
Representative: Harvey Goodman, C.E.

**Appellant:** Robin Rudisill, Gabriel Ruspini, Celia Williams, Lydia Ponce, Shepard Stern, and Sue Kaplan

**Staff:** Iris Wan, City Planning Associate  
[iris.wan@lacity.org](mailto:iris.wan@lacity.org)  
(213) 978-1397

Theodore Irving, Associate Zoning Administrator

- [APCW-2015-4392-ZC-CDP](#)** Council District: 11 - Bonin  
CEQA: ENV-2015-4393-CE Last Day to Act: 07-05-17  
Plan Area: Venice

**PUBLIC HEARING** – Completed November 7, 2016

**PROJECT SITE:** 39 - 45 ½ East North Venice Boulevard

**PROPOSED PROJECT:**

The change of use from “art gallery and associated uses” to “art gallery and associated uses, or office, business, or professional uses” and to modify “Q” Conditions to remove the 6:00 p.m closing hours for staff.

**REQUESTED ACTION:**

- Pursuant to City CEQA Guidelines, Section 5, Category 23, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.;
- Pursuant to Los Angeles Municipal Code Section 12.32, approve a Zone Change to amend Ordinance No. 164,235 by modifying [Q] Condition No. 1 to allow a change of use and delete a portion of Condition No. 8 regarding operating hours for the property located at 45 North Venice Boulevard; and
- Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the project within the dual-permit jurisdiction area of the Coastal Zone.

**Applicant:** Peter Goulds, North Venice Boulevard Gallery Partnership  
Representative: John J. Parker, Pacific Crest Consultants

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

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, July 19, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> 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](mailto:APCWestla@lacity.org).