

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JULY 19, 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
Vacant, Vice President
Joseph W. Halper, Commissioner
Michael Newhouse, Commissioner
Lisa Waltz Morocco, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
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.

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. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Election of Officers

B. Advance Calendar

C. Commission Requests

D. Approval of the Minutes – February 1, 2017, February 15, 2017, June 27, 2017

E. Consideration of the Proposed Revisions to the West Los Angeles Area Planning Commission Rules and Operating Procedures (Motion Required)

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-2014-3040-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: N/A

PUBLIC HEARING REQUIRED

At its meeting of July 5, 2017, the West Los Angeles Area Planning Commission failed to act by a vote of 2 – 2 on the appeal related to the project below. Pursuant to Rule 28 of the Commission's Rules and Operating Procedures, the matter is continued to the next regular meeting.

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

3. 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
(213) 978-1397

Theodore Irving, Associate Zoning Administrator

5. [DIR-2016-51-CDP-MEL-1A](#) Council District: 11 - Bonin
CEQA: ENV-2016-52-CE Last Day to Act: 07-19-17
Plan Area: Venice Continued from: 05-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2812, 2814, 2816, 2818 South Grand Canal

PROPOSED PROJECT:

The demolition of a four-unit residential structure and two detached garages, and the construction of a new three-story, 4,632 square-foot, single-family dwelling located in the RW1-1-O Zone within the dual permit jurisdiction area of the Coastal Zone, and within the Venice Coastal Zone Specific Plan.

APPEAL:

An appeal of the Planning Director's determination to approve a Coastal Development Permit pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC); a Specific Plan Project Permit Compliance pursuant to LAMC Section 11.5.7, and a Mello Act Compliance Determination, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures for the project; an appeal of the categorical exemption from environmental review, pursuant to Section 1, Class 3 and Class 32, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: Damir Pevec, Mobile Park Investment
Representative: Zoran Pevec, Archive Design Group

Appellant: Will Hawkins et al

Staff: Juliet Oh, City Planning Associate
juliet.oh@lacity.org
(213) 978-1186

6. [ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A](#)

CEQA: ENV-2014-3008-MND-REC1
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 11-01-17
Continued from: 08-17-16,
05-18-16, 03-16-16 and
05-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 811 – 815 South Ocean Front Walk

Request from the Applicant to the West Los Angeles Area Planning Commission to extend the time in which to act on the application and to continue the matter to the meeting of October 4, 2017 (Motion required).

PROPOSED PROJECT:

The demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story, 35-foot high mixed-use building measuring approximately 11,147 square feet, containing a ground-level 2,691 square-foot restaurant, two upper floor dwelling units, and a subterranean parking garage providing a total of 36 on-site parking spaces, in the dual-permit jurisdiction of the Coastal Zone and within the Venice Coastal Specific Plan.

APPEAL:

An appeal of the Zoning Administrator's determination to approve pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the Project; pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone; and pursuant to LAMC Section 11.5.7.C, a Project Permit Compliance Review for the Project; a Mello Act Compliance determination concluding that no Replacement Affordable Units and no Inclusionary Residential Units are required to be provided; and an appeal of the Mitigated Negative Declaration No. ENV-2014-3008-MND as the environmental clearance adopted for the Project.

Applicant: 811 Ocean Front Walk LLC, 815 Ocean Front Walk LLC, Gary L & Vera Sutter
Representative: Neil Brower, Jeffer Bangels Butler and Mitchell, LLP

Appellants: People Organized for Westside Renewal (POWER), Bill Przulucki, Robin Rudisill, Mark Kleiman, Gabriel Ruspini, Todd Darling, Lydia Ponce, Sue Kaplan, George Gineris, and Laddie Williams

Staff: Jonathan Hershey, Senior City Planner
jonathan.hershey@lacity.org
(213) 978-1337

7. [DIR-2016-217-CDP-MEL-1A](#)
CEQA: ENV-2016-218-CE
Plan Area: Brentwood-Pacific Palisades

Council District: 11 - Bonin
Last Day to Act: 07-19-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 15210-15222 West Earlham Street

PROPOSED PROJECT:

The proposed construction of three single-family dwelling units each with an attached garage, deck and swimming pool with spa, on three separate lots (reduced from 4 lots). Project involves a haul route and the installation of retaining walls along the side property lines. The project also includes a lot line adjustment to merge 4 lots into 3 lots.

APPEAL:

An appeal of the Planning Director's determination to approve pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the Project.

Consider an Exemption from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 and City CEQA Guidelines, Article III, Section 1, Class 3, Category 1, and Class 32, and determine that there is no substantial evidence that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies.

Applicant: Reza Akef, Metro Capital Builders Inc.

Appellant: Brett A. Bjornson

Staff: Griselda Gonzalez, City Planner
griselda.gonzalez@lacity.org
(213) 978-1210

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, August 2, 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.