

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, OCTOBER 4, 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  
Michael Newhouse, Vice President  
Joseph W. Halper, Commissioner  
Lisa Waltz Morocco, Commissioner  
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant  
[apcwestla@lacity.org](mailto:apcwestla@lacity.org)  
(213) 978-1299

**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.**

Written submissions are governed by Rule 4.3 of the West Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

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 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.**

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) 978-1299 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.

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>.

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

GLOSSARY OF ENVIRONMENTAL TERMS:

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

MND – Mitigated Negative Declaration  
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

Items of interest

- Update on Case No. ZA-2014-3007-CDP-DRB-SPP-PA-1A, 811 – 815 Ocean Front Walk, continued on July 19, 2017, to the West Los Angeles Area Planning Commission Meeting of October 4, 2017.

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Approval of Meeting Minutes – September 6, 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. **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. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Commission Executive Assistant 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.

5. **RECONSIDERATIONS**

5a. **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.

5b. **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.

6. **INFORMATIONAL PRESENTATION ON THE ESTABLISHMENT OF A SPECIFIC PLAN TO GUIDE FUTURE DEVELOPMENT WITHIN THE EXPO LRT CORRIDOR.**

**SITE AREA:**

The project area is located approximately eight miles west of downtown Los Angeles, contains an area of approximately 1,971 acres, and includes all properties located approximately within a half-mile of the following Exposition Line Light Rail Transit stations: Culver City, Palms, Westwood/Rancho Park, Expo/Sepulveda, and Expo/Bundy.

**DESCRIPTION:**

The Specific Plan would include General Plan amendments and zone changes that encourage infill development and a mix of uses within the identified areas to promote transit ridership, reduce automobile dependence, and create vibrant neighborhoods around the transit stations (Reference: CPC-2013-621-ZC-GPA-SP; ENV-2013-622-EIR)

(Motion is not required)

**Staff:** Lameese Chang, City Planner  
(213) 978-1178  
[lameese.chang@lacity.org](mailto:lameese.chang@lacity.org)

7. **DIR-2016-51-CDP-MEL-SPP-1A**

CEQA: ENV-2016-52-CE

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 10-04-17

Continued from: 05-17-17  
and 07-19-17

**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 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 Planner  
[juliet.oh@lacity.org](mailto:juliet.oh@lacity.org)  
(213) 978-1186

8. [DIR-2016-2206-CDP-MEL-1A](#)  
CEQA: ENV-2016-2205-CE  
Plan Area: Venice

Council District: 11 - Bonin  
Last Day to Act: N/A  
Continued from: 09-06-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2412 South Clement Avenue

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 an unspecified date.

**PROPOSED PROJECT:**

The demolition of an existing one-story, single-family residence and the construction of a new two-story, 3,001 square-foot single-family home with a roof deck and an attached two-car garage on a lot located in the single permit jurisdiction area of the California Coastal Zone.

**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 for the project with a Mello Act Compliance Determination, pursuant to Government Code Sections 65590 and 65590.1; and an appeal of the Categorical Exemption, ENV-2016-2205-CE, pursuant to Section 1, Class 3 and Class 32 of the City CEQA Guidelines, as the environmental clearance for the project.

**Applicant:** NYE, LLC  
Representative: Steve Kaplan, Law Office of Steve Kaplan

**Appellant:** Richard Stanger

**Staff:** Jeff Khau, Planning Assistant  
(213) 978-1346  
[jeff.khau@lacity.org](mailto:jeff.khau@lacity.org)

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, October 18, 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).