

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 17, 2015, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Thomas Donovan, President
Joseph W. Halper, Vice President
Esther Margulies, Commissioner
Marian Merritt, Commissioner
Lisa Waltz Morocco, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3, 4, 5, 6, 7, 8, 9, 10, and 11.

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. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.planning.lacity.org>.

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.

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 agendized 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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of minutes from June 3, 2015

3. **DIR-2014-3811-BSA-1A**

CEQA: N/A

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 7/9/15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 37 East Washington Boulevard

Requested Action:

An Appeal of the Director's Determination, pursuant to Municipal Code Section 12.26.K, to deny an appeal claiming that the Department of Building and Safety erred or abused its discretion in issuing Permit No. 13016-10000-10959 for a tenant improvement at an existing restaurant and cooler addition at the rear of the building within the loading area without considering that a change of use had occurred and without any regards to the elimination of required parking.

OWNERS: Claude A. Ruffalo and Loree M. Bates
Representative: Tina Choi

APPELLANTS: Myron Lieberman, Arlene Lieberman, David Feige, Dorothy Mountain, Dan Mountain, and Robin Rudisill

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator, on behalf of the Director of Planning, pursuant to Municipal Code Section 12.26.K, to deny an appeal claiming that the Department of Building and Safety erred or abused its discretion in issuing Permit No. 13016-10000-10959 for a tenant improvement at an existing restaurant and cooler addition at the rear of the building within the loading area without considering that a change of use had occurred and without any regards to the elimination of required parking.

Staff: Lourdes Green (213) 978-1318

4. [DIR-2015-767-MEL-1A](#)

Related cases: ZA-2014-3742-CDP **Plan:** Venice
AA-2014-3739-PMLA-SL **Council District:** 11 - Bonin
ENV-2014-3741-EAF **Appeal Status:** Not further appealable

PUBLIC HEARING

Location: 728 Flower Avenue

Proposed project: A Mello Act Compliance Review for the demolition of three residential units and the construction of two new single-family dwellings.

Requested Action:

Appeals of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 728 Flower LLC, Howard Robinson

APPELLANTS: 1) Lydia Ponce
2) Robin Rudisill

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of three Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

5. [DIR-2015-1003-MEL-1A](#)

Related cases: ZA-2014-4142-CDP **Plan:** Venice
AA-2014-4140-PMLA-SL **Council District:** 11 - Bonin
ENV-2014-4141-EAF **Appeal Status:** Not further appealable

PUBLIC HEARING

Location: 337 and 339 South 6th Avenue

Proposed project: A Mello Act Compliance Review for the demolition of two residential units and the construction of two new single-family dwellings.

Requested Action:

Appeals of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 337 6th Avenue LLC, Howard Robinson

APPELLANTS: 1) Lydia Ponce
2) Robin Rudisill

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of two Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

6. **DIR-2015-766-MEL-1A**

Related cases: ZA-2014-3657-CDP
AA-2014-3655-PMLA-SL
ENV-2014-3536-EAF

Plan: Venice
Council District: 11 - Bonin
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 705 and 707 East Broadway

Proposed project: A Mello Act Compliance Review for the demolition two residential units and the construction of two new single-family dwellings.

Requested Action:

Appeals of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 705 Broadway LLC, Howard Robinson

APPELLANTS: 1) Lydia Ponce
2) Robin Rudisill

Recommended Action:

1. **Deny** the appeals.

2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of two Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

7. [DIR-2015-1064-MEL-1A](#)

Related cases: ZA-2014-3933-CDP **Plan:** Venice
AA-2014-3628-PMLA-SL **Council District:** 11 - Bonin
ENV-2014-3932-EAF **Appeal Status:** Not further appealable

PUBLIC HEARING

Location: 657 East Flower Avenue

Proposed project: A Mello Act Compliance Review for the demolition of one residential unit and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: Janice Lansing Trust, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of one Residential Unit and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

8. [DIR-2015-1057-MEL-1A](#)

Related cases: ZA-2014-3823-CDP **Plan:** Venice
AA-2014-3821-PMLA-SL **Council District:** 11 - Bonin
ENV-2014-3822-EAF **Appeal Status:** Not further appealable

PUBLIC HEARING

Location: 732 East Indiana Avenue

Proposed project: A Mello Act Compliance Review for the demolition of one residential unit and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 732 Indiana LLC, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of one Residential Unit and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

9. [DIR-2015-1059-MEL-1A](#)

Related cases: ZA-2014-4261-CDP
AA-2014-4259-PMLA-SL
ENV-2014-4260-EAF

Plan: Venice
Council District: 11 - Bonin
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1011 and 1015 South 5th Avenue and 425 East Westminster Avenue

Proposed project: A Mello Act Compliance Review for the demolition of three residential units and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 1011 5th Avenue LLC, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of three Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

10. [DIR-2015-1068-MEL-1A](#)

Related cases: ZA-2014-4253-CDP
AA-2014-4252-PMLA-SL
ENV-2014-4254-EAF

Plan: Venice
Council District: 11 - Bonin
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 736 East Sunset Avenue

Proposed project: A Mello Act Compliance Review for the demolition of one residential unit and the construction of two new single-family dwellings.

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 736 Sunset LLC, Howard Robinson

APPELLANT: Lydia Ponce and Robin Rudisill

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of one Residential Unit and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

11. [DIR-2014-4490-CDO-1A](#)

Related cases: DIR-2010-3087-CDO
DIR-2012-2139-CDO
CEQA: ENV-2014-4491-CE

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 6/17/15 extended
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 4063 South Del Rey Avenue

Proposed project: Community Design Overlay Plan Approval for the removal of an existing 45-foot monopole and replacement with a 66-foot wireless tower facility (including branches) to allow the applicant to co-locate and install additional support equipment inside a new 10' by 15' equipment area, which will be screened by a new 9'foot high block wall.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Community Design Overlay Plan Approval pursuant to Section 13.08 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Marilyn Warren, Reliant Land Services, Agent for Verizon

APPELLANT: Marilyn Warren, Reliant Land Services, Agent for Verizon

Recommended Action:

1. **Adopt** the Findings of Planning Staff.
2. **Deny** the appeal.
3. **Sustain** the Determination of the Director of Planning in approving a Community Design Overlay Plan Approval for the removal of an existing 45-foot monopole and replacement with a 66-foot wireless tower facility (including branches) to allow the applicant to co-locate and install additional support equipment inside a new 10' by 15' equipment area, which will be screened by a new 8-foot high block wall.
4. **Adopt** Categorical Exemption ENV-2014-4491-CE.

Staff: Harden A. Carter (213) 978-1175

12. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any 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.

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, July 1, 2015** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

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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. 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 Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.