

## COMMISSION MEETING AUDIO

WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 4, 2015, after 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  
Esther Margulies, Vice President  
Joseph W. Halper, Commissioner  
Marian Merritt, Commissioner  
Lisa Waltz Morocco, Commissioner

James K. Williams, Commission Executive Assistant II

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,**  
**PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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 Requests

C. Minutes of Meeting – October 21, 2015

3. [ZA-2014-2029-ZAD-1A](#)

CEQA: ENV-2014-2030-MND

**Council District:** 5 – Koretz

**Plan:** Bel Air-Beverly Crest

**Expiration Date:** 11-25-15

**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 800 STRADELLA ROAD

**Requested Action:**

**An appeal** of the Associate Zoning Administrator's decision to approve the following:

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-X,26(a), a Determination to allow six retaining walls varying from 0 to 10 feet in height in lieu of the maximum two walls with a height of 10 feet as permitted by LAMC Section 12.21-C,8(a); Pursuant to Los Angeles Municipal Code Section 12.24-X,28, a Determination to allow the construction of buildings and structures which cover 42.6% of lot area in lieu of the maximum 40% permitted by LAMC Section 12.21-C,10(e) and, a Determination to allow total non-exempt grading of 3,925 cubic yards, in lieu of the 2,000 cubic yards as otherwise permitted by Section 12.21-C,10(f)(1) in conjunction with the construction of a new single family dwelling in the RE20-1-H Zone. Consideration of Mitigated Negative Declaration No. **ENV-2014-2030-MND**.

**APPLICANT:** Brian Ogaz, Tintarella, LLC  
Representative: John Parker, Pacific Crest Consultants  
**APPELLANT#1:** Claude and Richard Rush  
**APPELLANT#2:** Larry and Maureen Levinson  
Representative: Patrick Perry, Allen Matkins, LLP

**Recommended Action:**

1. Adopt the Findings of the Associate Zoning Administrator.
2. Deny the appeals.
3. Sustain the action of the Associate Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-X,26(a):
  - a. A Determination to allow six retaining walls varying from 0 to 10 feet in height in lieu of the maximum two walls with a height of 10 feet as permitted by LAMC Section 12.21-C,8(a).
  - b. Pursuant to Los Angeles Municipal Code Section 12.24-X,28, a Determination to allow the construction of buildings and structures which cover 42.6% of lot area in lieu of the maximum 40% permitted by LAMC Section 12.21-C,10(e).
  - c. A Determination to allow total non-exempt grading of 3,925 cubic yards, in lieu of the 2,000 cubic yards as otherwise permitted by Section 12.21-C,10(f)(1) in conjunction with the construction of a new single family dwelling in the RE20-1-H Zone.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-2030-MND**.

**Staff:** Maya Zaitzevsky (818) 374-5069

4. [\*\*ZA-2014-2835-CDP-1A\*\*](#)  
CEQA: ENV-2014-2836-CE

**Council District:** 11 – Bonin  
**Plan:** Venice  
**Expiration Date:** 11-4-15 Extended  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 700 INDIANA AVENUE

**Proposed project:**

**Requested Action:**

**An appeal** of the Associate Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the conversion of a duplex into a single-family dwelling located within the single permit jurisdiction area of the California Coastal Zone. Consideration of Categorical Exemption No. **ENV-2014-2836-CE**.

**APPLICANT:** Scott Friedman, Escrilla Holdings, LLC  
Representative: Will Nieves, Nieves & Associates  
**APPELLANT:** Robin Rudisill, Lydia Ponce, Sue Kaplan, David Ewing

**Recommended Action:**

1. Adopt the Findings of the Associate Zoning Administrator.
2. Deny the appeal.
3. Sustain the action of the Associate Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the conversion of a duplex into a single-family dwelling located within the single permit jurisdiction area of the California Coastal Zone.
4. Affirm Categorical Exemption No. **ENV-2014-2836-CE**.

**Staff:** Jack Chiang (213) 978-0195

**5. 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, November 18, 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](mailto:APCWestLA@lacity.org).