

## COMMISSION MEETING AUDIO

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, AUGUST 21, 2019 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**

Michael Newhouse, President  
Lisa Waltz Morocco, Vice President  
Esther Margulies, Commissioner  
Heather Rozman, Commissioner  
Adele Yellin, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[apcwestla@lacity.org](mailto:apcwestla@lacity.org)  
(213) 978-1295

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PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

**1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)**

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – July 17, 2019

**2. [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.

**3. [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.

**PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.**

4. **RECONSIDERATIONS**

- a. **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.
- b. **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.

5. **AA-2014-1989-PMLA-SL-1A**

CEQA: ENV-2014-1988-EIR  
Plan Area: Venice  
Related Case: ZA-2014-1987-CDP-1A

Council District: 11 – Bonin  
Last Day to Act: 08-21-19  
Continued from 06-19-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1209 South 6<sup>th</sup> Avenue and 566 East San Juan Avenue

**PROPOSED PROJECT:**

Subdivision of the subject site into two small lot homes on a 5,005 net square feet site, as shown on map stamped-dated January 8, 2018 in the Venice Community Plan.

**APPEAL:**

An appeal of the March 22, 2019 Advisory Agency's determination which:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2014-1988-EIR, (SCH No.2016101038) dated March 16, 2017 and the Final EIR, dated August 28, 2018 (1209 6<sup>th</sup> Avenue Project EIR), for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain; pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;

Certified the following:

- a. The 1209 6<sup>th</sup> Avenue Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 1209 6<sup>th</sup> Avenue Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 1209 6<sup>th</sup> Avenue Project EIR reflects the independent judgment and analysis of the lead agency;

Adopted the following:

- a. The related and prepared 1209 6<sup>th</sup> Avenue Project Environmental Findings;
  - b. The Statement of Overriding Considerations contained in Environmental Findings;
  - c. The Mitigation Monitoring Program prepared for the 1209 6<sup>th</sup> Avenue Project EIR; and
2. Approved, pursuant to Sections 17.53 and 12.22 C,27 the Los Angeles Municipal Code, Parcel Map No. AA-2014-1989-PMLA-SL for the project.

**Applicant:** Kevin Zhang, Rockport Development, Inc.  
Representative: Brian Silveira, Brian Silveira & Associates

**Appellant:** Celia Williams

**Staff:** Adam Villani  
[adam.villani@lacity.org](mailto:adam.villani@lacity.org)  
(213) 847-3688

6. [ZA-2014-1987-CDP-1A](#)  
CEQA: ENV-2014-1988-EIR  
Plan Area: Venice  
Related Case: AA-2014-1989-PMLA-SL-1A

Council District: 11 – Bonin  
Last Day to Act: N/A  
Continued from: 06-19-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1209 South 6<sup>th</sup> Avenue; 566 East San Juan Avenue

**PROPOSED PROJECT:**

Demolition of an existing vacant church building and the construction of two small lot homes; the project provides a total of five parking spaces including one guest parking space and is located in the single permit jurisdiction of the California Coastal Zone.

**APPEAL:**

An appeal of the March 22, 2019 Zoning Administrator's determination which:

1. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified 1209 South 6<sup>th</sup> Avenue Project Environmental Impact Report (EIR), which includes the Draft EIR, No. ENV-2014-1988-EIR (SCH No. 2016101038), dated March 16, 2017 and the Final EIR, dated August 28, 2018 (1209 6<sup>th</sup> Avenue Project EIR), as well as the whole of the administrative record, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project; and
2. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the project.

**Applicant:** Rockport Development, Inc.  
Representative: Brian Silveria

**Appellant:** Celia Williams

**Staff:** Adam Villani  
[adam.villani@lacity.org](mailto:adam.villani@lacity.org)  
(213) 847-3688

7. [ZA-2018-3419-ELD-1A](#)  
CEQA: ENV-2018-3420-CE  
Plan Area: West Los Angeles

Council District: 5 – Koretz  
Last Day to Act: 08-21-19  
Continued from 07-17-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1122 South Roxbury Drive; 1112-1136 South Roxbury Drive

**PROPOSED PROJECT:**

Demolition of four existing two-story residential buildings and associated parking garages and the construction, use and maintenance of a new 73,482 square foot, four-story eldercare facility with 57 units, with 56 units reserved for Senior Independent Housing, one unit reserved for Assisted Living Care Housing, and two levels subterranean parking. The Project would provide a total of 100 parking spaces on-site. The Project also involves the export of approximately

16,500 cubic yards of soil.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to State CEQA Guidelines, Section 15332 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPEAL:**

An appeal of the March 22, 2019 Zoning Administrator's determination which denied:

An Eldercare Facility Unified Permit for an Eldercare Facility with 57 units, 56 units reserved for Senior Independent Housing, one unit reserved for Assisted Living Care Housing, and the following deviations from the Los Angeles Municipal Code:

- a. Allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition;
- b. Allow an increase in building height of 47 feet in lieu of the 36 feet restricted by the "Q" condition;
- c. Allow a front yard setback of 5 feet for the center garden, and 12 feet for the building along Roxbury Drive in lieu of the required 15 feet;
- d. Allow a side yard setback of 5 feet along Bedford Drive in lieu of the 7 feet required for a 4-story building; and
- e. Allow balconies on all floors with a 50 square foot minimum, to count towards open space in lieu of the ground-floor only, and 150 square foot minimum required by the Q condition.

**Applicant/**

**Appellant:**

Leonard Rosenblatt, Lenmar Roxbury, LLC

Representative: Jonathan Riker, Ervin, Cohen & Jessup, LLP

**Staff:**

Frank Quon, Associate Zoning Administrator

The next regular meeting of the West Los Angeles Area Planning Commission will be held at  
**4:30 p.m. on Wednesday, September 4, 2019 at:**

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
2<sup>nd</sup> FLOOR, ROLL CALL ROOM  
11214 WEST EXPOSITION BOULEVARD  
LOS ANGELES, CA 90064

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