

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 3, 2013, 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**

Erica Teasley Linnick, President
Thomas M. Donovan, Vice-President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Glenda E. Martinez, 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 STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) .

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.*

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.lacity.org/pln/index.htm>.

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**

Items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Approval of the minutes from June 19, 2013

3. **TT-72167-1A**

CEQA: ENV-2013-476-MND

Plan: West Los Angeles

Council District: 5

Expiration Date: 7/7/13

Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 1856 Kelton Avenue

Proposed project: The proposed project is the Tentative Tract Map 72167 request for the merger and re-subdivision of three lots into one, totaling 19,440 net square feet in the R3-1 Zone, for the construction, use and maintenance of a 24-unit condominium development including 48 resident parking spaces and 12 guest parking spaces. The project includes the demolition of three multi-family structures totaling 9 dwelling units.

Requested Action:

An appeal of the Deputy Advisory Agency's approval of Tentative Tract No. TT-72167, pursuant to Section 17.03 of the Los Angeles Municipal Code.

APPLICANT: Kelton Alexander, LLC
Isaac Cohanzad
Representative: Don Tolentino, Wiseman Development

APPELLANT: Lynn Nakamura, Westwood-Kelton Condominiums HOA

Recommended Action:

- 1. **Deny** the appeal.
- 2. **Sustain** the decision of the Deputy Advisory Agency.
- 3. **Adopt** the Findings.
- 4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2013-476-MND.

Staff: Theodore L. Irving (213) 978-1366

4. **AA-2012-2571-PMLA-SL-1A**
CEQA: ENV-2012-2572-CE

Plan: Palms-Mar Vista-Del Rey
Council District: 11
Expiration Date: 7/10/13
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 12107 West Ocean Park Boulevard

Proposed project: Preliminary Parcel Map AA-2012-2571-PMLA-SL to allow a Small Lot Subdivision to create 4 new single family residences with 8 parking spaces in the RD1.5-1 Zone.

Requested Action:

An appeal of the action of the Advisory Agency's Letter of Determination Condition No.'s 1, 7a, 9b, and 9d, pertaining to roadway dedications and improvements, setbacks and access driveway.

APPLICANT: Matthew Jacobs & Michael Sung
Representative: Thomas Lacobellis, Lacobellis & Associates

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Deputy Advisory Agency.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV-2012-2572-CE.

Staff: Jose Carlos Romero-Navarro (213) 978-1348

5. **PUBLIC COMMENT PERIOD**

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

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, July 17, 2013** 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.