

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 7, 2014, 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 Donovan, Commissioner
Joyce L. Foster, Commissioner
Joseph W. Halper, 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.

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
- B. Small Lot Subdivision Design Guidelines

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Approval of minutes from April 2 and 16, 2014

3. ZA-2007-5365-ZAD-ZAA-PA1-1A

CEQA: ENV 2004-4856-MND-REC2

Plan: Bel Air - Beverly Crest

Council District: 4

Expiration Date: 6/4/2014 extended

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1500 North Gilcrest Drive

Requested Action:

Two appeals of the decision of the Zoning Administrator to approve in part Plans to modify the previously approved Exhibit "A" and to reflect the requested changes to Conditions of Approval established under Case No. ZA 2007-5365-ZAD-ZAA, in conjunction with the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street in the RE15-1 Zone and the decision to adopt the recommendation of the lead agency by adopting Mitigated Negative Declaration Reconsideration (Addendum) ENV 2004-4856-MND-REC2 as the environmental clearance for this action. [MZ]

Appeal No 1 is an appeal of the entire decision. Appeal No 2 is an appeal of Condition No. 7 only.

APPLICANT: Tim Morrison

Representatives: Damon Mamalakis, Armbruster Goldsmith & Delvac LLP
Daniel Green, Latham and Watkins, LLP

APPELLANT No. 1: Juliana Maio and Michael Phillips

Representative: Benjamin M. Reznik, Jeffer Mangels Butler & Mitchel LLP

APPELLANT No. 2: Same as applicant

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the decision of the Zoning Administrator to approve in part Plans to modify the previously approved Exhibit "A" and to reflect the requested changes to Conditions of Approval established under Case No. ZA 2007-5365(ZAD)(ZAA), in conjunction with the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street in the RE15-1 Zone.
3. **Adopt** the Findings.
4. **Adopt** the recommendation of the lead agency in adopting Mitigated Negative Declaration Reconsideration (Addendum) 2004-4856-MND-REC2 as the environmental clearance for this action.

Staff: Maya Zaitzevsky (213) 978-1416

4. 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, May 21, 2014** 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.