

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 21, 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, Vice President
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, 5, and 6.

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 Requests

1. Report on the Westwood Village Specific Plan classification and compliance of food establishments – by the City Planning Department, Council District 5, and the Building and Safety Department.

C. Approval of minutes from May 7, 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

CONTINUED FROM MAY 7, 2014

A REQUEST FOR AN ADDITIONAL CONTINUANCE WAS RECEIVED BY LETTER DATED MAY 13, 2014.

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. [APCW-2013-2800-SPE-ZAA-SPR](#)

CEQA: ENV-2013-1723-MND

Plan: Palms-Mar Vista-Del Rey

Council District: 11

Expiration Date: 5/24/14

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON DECEMBER 3, 2013

Location: 4090 Del Rey Ave

Proposed project: Construction of a 51 unit apartment building with 6,020 sq.ft. of open space and 710 sq.ft. of additional amenities as part of a mixed use development including existing office buildings and an apartment building under construction. A total of 137 parking spaces are to be provided in a subterranean and above ground parking structure.

Requested Action:

1. A Specific Plan Exception for a height of 66 feet in lieu of the 55 foot limit in the Glencoe/Maxella Specific Plan.
2. A Specific Plan Exception for 13 foot side and rear yard stepbacks above 45 feet in lieu of the 21 foot stepbacks required by the Glencoe/Maxella Specific Plan.
3. A Specific Plan Exception for a variable side yard setback of 0 to 5 feet at the first floor parking level in lieu of 8 feet required by the Glencoe/Maxella Specific Plan.
4. A Specific Plan Exception for a rear yard setback of 7 feet at the first floor parking level in lieu of the 15 feet required by the Glencoe/Maxella Specific Plan.

5. A Zoning Administrator's Adjustment for a 5 foot separation between buildings at the first floor parking level in lieu of the 20 foot separation required by Section 12.21.C.2 of the Zone Code.
6. A Site Plan Review approval for the construction, use and maintenance of a 51 unit apartment building with 6,020 sq. ft. of open space, 710 sq. ft. of additional amenities and 137 parking spaces.

APPLICANT: Plotkin Trust
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Recommended Action:

1. **Approve** a Specific Plan Exception for a height of 66 feet in lieu of the 55 foot limit in the Glencoe/Maxella Specific Plan.
2. **Approve** a Specific Plan Exception for 13 foot side and rear yard setbacks above 45 feet in lieu of the 21 foot setbacks required by the Glencoe/Maxella Specific Plan.
3. **Approve** a Specific Plan Exception for a variable side yard setback of 0 to 5 feet in lieu of 8 feet required by the Glencoe/Maxella Specific Plan.
4. **Disapprove** a Specific Plan Exception for a rear yard setback of 7 feet in lieu of the 15 feet required by the Glencoe/Maxella Specific Plan.
5. **Approve** a Zoning Administrator's Adjustment for a 5 foot separation between buildings in lieu of the 20 foot required Section 12.21.C.2 of the Zone Code.
6. **Approve With Conditions a Site Plan Review** for the construction, use and maintenance of a 51 unit apartment building with 6,020 sq. ft. of open space, 710 sq. ft. of additional amenities and 128 parking spaces.
7. **Adopt** Mitigated Negative Declaration No. ENV-2013-1723-MND.
8. **Adopt** the Specific Plan Exception, Zoning Administrator Adjustment and Site Plan Review Findings.
9. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
10. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Marc Woerschling (213) 978-1470

5. **ZA-2013-768-CDP-MEL-1A**

Related Case: AA-2013-767-PMLA-SL-1A
CEQA: ENV 2013-769-MND

Plan: Venice

Council District: 11

Expiration Date: 5/21/14 extended

Appeal Status: Further appealable to the
California Coastal Commission

PUBLIC HEARING

Location: 664 East Sunset Avenue / 607 South 7th Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve a Coastal Development Permit to allow the demolition of two existing single-family dwellings and to allow the construction, use and maintenance of three single-family dwellings on three separate lots (small lot subdivision), in conjunction with Preliminary Parcel Map No. AA-2013-767-PMLA-SL, in the single family jurisdiction area of the California Coastal Zone, and to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV 2013-769-MND as the environmental clearance for the project.

APPLICANT: Rupesh Luna, 664 Sunset, LLC.
Representative: Sean Nguyen, EZ Permits, LLC

APPELLANT: Rene Kraus

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Coastal Development Permit to allow the demolition of two existing single-family dwellings and to allow the construction, use and maintenance of three single-family dwellings on three separate lots (small lot subdivision), in conjunction with Preliminary Parcel Map No. AA-2013-767-PMLA-SL, in the single family jurisdiction area of the California Coastal Zone.
3. **Adopt** the Findings.
4. **Sustain** the decision of the Zoning Administrator to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV 2013-769-MND as the environmental clearance for the project.

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

6. **AA-2013-767-PMLA-SL-1A**

Related Case: ZA-2013-768-CDP-MEL-1A
CEQA: ENV 2013-769-MND

Plan: Venice

Council District: 11

Expiration Date: 5/21/14 extended

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 664 East Sunset Avenue / 607 South 7th Avenue

Proposed project: Demolition of two existing single-family dwellings to allow for the construction, use and maintenance of three single-family dwellings on three separate lots.

Requested Action:

Deputy Advisory Agency pursuant to Sections 12.22-C, 27 and 17.53 of the Los Angeles Municipal Code, a Preliminary Parcel Map for a small lot subdivision for a maximum of three lots.

An appeal of the entire Determination by the Advisory Agency in approving Preliminary Parcel Map Case No. AA-2013-767-PMLA-SL.

APPLICANT: Rupesh Luna, 664 Sunset, LLC.
Representative: Sean Nguyen, EZ Permits, LLC

APPELLANT: Rene Kraus

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Deputy Advisory Agency in approving Preliminary Parcel Map Case No. AA-2013-767-PMLA-SL.
3. **Adopt** the Findings.
4. **Adopt** the Mitigated Negative Declaration ENV-2013-769-MND as the environmental clearance for the project.

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

7. 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, June 4, 2014** at:

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

An Equal Employment Opportunity/Affirmative Action Employer

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.