

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

Thomas Donovan, President
Joseph W. Halper, Vice President
Esther Margulies, Commissioner
Marian Merritt, 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 and 4.

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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

3. **DIR-2008-4174-DRB-SPP-M1-1A**

Related Cases: DIR-2008-4174-DRB-SPP
DIR-2008-4174-DRB-SPP-1A

CEQA: ENV-2008-4175-CE

Plan: Brentwood-Pacific Palisades

Council District: 11 - Bonin

Expiration Date: 12/7/14

Appeal Status: Not further Appealable

PUBLIC HEARING REQUIRED

Location: 11906-11920 West San Vicente Boulevard

Proposed project: A Modification of a Design Review and Project Permit Compliance Determination to amend Condition No. 8, involving the basement floor of the previously approved: construction of a one-story commercial building, the exterior renovation of an existing one-story commercial building, new landscaping, and a sign program.

Requested Action:

An appeal of the Director of Planning's Modification of the Conditions of Approval of a Project Permit Compliance Determination pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Shirin Akhtarzad, 11906 San Vicente LLC

APPELLANT: Wendy-Sue Rosen, Brentwood Residents Coalition

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Director's Modification with clarified language to Condition No. 8.
3. **Adopt** the Findings.
4. **Find** that Categorical Exemption ENV-2008-4175-CE is the adequate environmental clearance for the project as recommended by City staff.

Staff: Kevin Jones (213) 978-1361

4. [APCW-2014-364-SPE-SPP-CDP](#)
CEQA: ENV-2014-0365-MND

Plan: Venice-Marina Peninsula sub area
Council District: 11 - Bonin
Expiration Date: 12/5/14
Appeal Status: Further appealable to
City Council

PUBLIC HEARING HELD ON SEPTEMBER 29, 2014

Location: 21 Voyage Street

Proposed project: To permit the conversion of a recreation room into a third dwelling unit, within an existing duplex, on a lot that is approximately 3,412 square feet (including one-half the alley); the lot area of each dwelling unit would be approximately 1,137 square feet.

Requested Action:

1. Pursuant to Section 21082.(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration ENV-2014-0365-MND for the above referenced project.
2. Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the Venice Coastal Zone Specific Plan, Ordinance 175,693, as follows:
 - A. From Section 10.D. to allow three dwelling units in lieu of the maximum two dwelling units on R3-zoned lots and to allow a lot area of approximately 1,137 square feet per dwelling unit in lieu of the minimum lot area of 1,200 square feet per dwelling unit.
 - B. From Section 13.D. to allow a total of six parking spaces: two for each dwelling unit, in lieu of providing a total of seven required parking spaces: two for each dwelling unit and one guest parking space.
3. Pursuant to Section 11.5.7.C of the Municipal code, a **Specific Plan Project Permit Compliance** determination for compliance with the Venice Coastal Zone Specific Plan Ordinance 175,693.
4. A **Coastal Development Permit** for the proposed project.

APPLICANT: James Ramras
Representative: Henry Ramirez

Recommended Action:

1. **Disapprove** Mitigated Negative Declaration ENV-2014-0365-MND.
2. **Disapprove** a **Specific Plan Exception** to allow three dwelling units in lieu of the permitted two dwelling units.
3. **Disapprove** a **Specific Plan Exception** to permit six onsite vehicle parking spaces in lieu of the required six residential parking spaces and one guest parking space.
4. **Disapprove** a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. **Disapprove** a **Coastal Development Permit** for the proposed project.
6. **Adopt** the Findings.

Staff: Kevin Jones (213) 978-1361

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, December 17, 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.