

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 4, 2015, 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, 4, 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 Request

C. Approval of minutes from January 21, 2015

3. ZA 2013-1085-CDP-MEL-ZAA-1A

Related Case: AA-2013-1086-PMLA-SL-1A
CEQA: ENV 2013-1084-MND-REC2

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 3/9/15
Appeal Status: Coastal Development
Permit further appealable to the California
Coastal Commission

PUBLIC HEARING

Location: 758 East Sunset 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 an existing single-family dwelling and detached garage and to allow the construction, use and maintenance of two single-family dwellings on two separate lots (small lot subdivision), in conjunction with Preliminary Parcel Map No. AA-2013-1086-PMLA-SL, in the single permit jurisdiction area of the California Coastal Zone;

Pursuant to Los Angeles Municipal Code Section 12.28, to dismiss a Zoning Administrator's Adjustment to allow parking to encroach 5 feet into the required 5-foot side yard, inasmuch as the parking is unenclosed, makes the request unnecessary; a Zoning Administrator's Adjustment to allow balconies to extend one-foot into the required side yard, as prohibited by Section 12.22-C,20(d) of the Municipal Code, inasmuch as the project, as revised, complies with this applicable provision of the Code, and a Zoning Administrator's Adjustment to allow architectural features to extend 1-foot 8 inches into the required side yard in lieu of 10 inches permitted by Section 12.22-C,20(b) of the Municipal Code, inasmuch as the project, as revised, complies with this applicable provision of the Code;

Pursuant to Los Angeles Municipal Code Section 12.28, to approve a Zoning Administrator's Adjustment from Section 12.09.1-B,4 to allow a reduced lot area of 4,670 square feet in lieu of the required 5,000 square feet in the RD1.5 Zone; and to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV 2013-1084-MND-REC2 as the environmental clearance for the project.

APPLICANT: Rupesh Lunia / Richa Ruchita
Representative: Andy Liu

APPELLANT: Serafin Guzman
Representative: Ivonne Guzman

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and approve:
 - a. Coastal Development Permit to allow the demolition of an existing single-family dwelling and detached garage and to allow the construction, use and maintenance of two single-family dwellings on two separate lots (small lot subdivision), in conjunction with Preliminary Parcel Map No. AA-2013-1086-PMLA-SL, in the single permit jurisdiction area of the California Coastal Zone, pursuant to Los Angeles Municipal Code Section 12.20.2.

Sustain the Zoning Administrator's decision and dismiss:

 - a. Zoning Administrator's Adjustment to allow parking to encroach 5 feet into the required 5-foot side yard, inasmuch as the parking is unenclosed, makes the request unnecessary;
 - b. Zoning Administrator's Adjustment to allow balconies to extend one-foot into the required side yard, as prohibited by Section 12.22-C,20(d) of the Municipal Code, inasmuch as the project, as revised, complies with this applicable provision of the Code;
 - c. Zoning Administrator's Adjustment to allow architectural features to extend 1-foot 8 inches into the required side yard in lieu of 10 inches permitted by Section 12.22-C,20(b) of the Municipal Code, inasmuch as the project, as revised, complies with this applicable provision of the Code pursuant to Los Angeles Municipal Code Section 12.28.

Sustain the Zoning Administrator's decision and approve:

 - a. Zoning Administrator's Adjustment from Section 12.09.1-B,4 to allow a reduced lot area of 4,670 square feet in lieu of the required 5,000 square feet in the RD1.5 Zone pursuant to Los Angeles Municipal Code Section 12.28.
4. **Adopt** Mitigated Negative Declaration ENV 2013-1084-MND-REC2.

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

4. [AA-2013-1086-PMLA-SL-1A](#)

Related Case: ZA 2013-1085-CDP-MEL-ZAA-1A
CEQA: ENV 2013-1084-MND-REC2

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 2/4/15 extended

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 758 East Sunset Avenue

Project: Preliminary Parcel Map for small lot subdivision purposes to create two (2) residential lots for the construction of two (2) single family dwellings.

Requested Action:

An appeal from the entire decision by the Advisory Agency in approving AA-2013-1086-PMLA-SL.

APPLICANT: Rupesh Lunia / Richa Ruchita
Representative: Andy Liu

APPELLANT: Serafin Guzman
Representative: Ivonne Guzman

Recommended Action:

1. **Adopt** the Findings of the Deputy Advisory Agency.
2. **Grant** the appeal in part and amend Conditions No. 13,b and 13.c(1) pertaining to guest parking.
3. **Sustain** the Advisory Agency's decision and approve:
 - a. Preliminary Parcel Map subject to the Modified Conditions of Approval.
4. **Adopt** Mitigated Negative Declaration ENV 2013-1084-MND-REC2.

Staff: Joey Vasquez (213) 978-1487

5. **ZA-2014-1356-CDP-1A**

CEQA: ENV-2014-1357-MND

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 2/11//15

Appeal Status: Further appealable to the California Coastal Commission

PUBLIC HEARING

Location: 416 Grand Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to Approve a Coastal Development Permit authorizing the construction of a new single-family dwelling in the single permit jurisdiction area of the California Coastal Zone pursuant to Los Angeles Municipal Code Section 12.20.2, and to adopt the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2014-1357-MND, as the environmental clearance for the subject action.

APPLICANT: 416 Grand Boulevard, LLC (Rosario Perry)
Representative: Melinda Gray, Gray Matter Architecture

APPELLANTS: (1) Angelina Meany, David Troy Smith, Kevin and Terry Keresey

APPELLANTS: (2) Robin Rudisill, Dr. Judith Goldman, Lydia Ponce, Laddie Williams, Kim Michalowski

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and approve:
 - a. Coastal Development Permit authorizing the construction of a new single-family dwelling in the single permit jurisdiction area of the California Coastal Zone pursuant to Los Angeles Municipal Code Section 12.20.2.
4. **Adopt** Mitigated Negative Declaration ENV-2014-1357-MND.

Staff: Maya Zaitzevsky (213) 978-1318

6. **ZA-2014-1358-CDP-1A**
CEQA: ENV-2014-1357-MND

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 2/11//15
Appeal Status: Further appealable to the California Coastal Commission

PUBLIC HEARING

Location: 418-422 Grand Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to Approve a Coastal Development Permit authorizing the construction of a new single-family dwelling in the single permit jurisdiction of the California Coastal Zone pursuant to Los Angeles Municipal Code Section 12.20.2, and to adopt the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2014-1357-MND, as the environmental clearance for the subject action.

APPLICANT: 422 Grand Boulevard, LLC (Rosario Perry)
Representative: Melinda Gray, Gray Matter Architecture

APPELLANTS: (1) Jason Lord, Angelina Meany, David Troy Smith, Kevin and Terry Keresey, Dickie and Gretchen Goddard

APPELLANTS: (2) Robin Rudisill, Dr. Judith Goldman, Lydia Ponce, Laddie Williams, Kim Michalowski

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and approve:
 - a. Coastal Development Permit authorizing the construction of a new single-family dwelling in the single permit jurisdiction of the California Coastal Zone pursuant to Los Angeles Municipal Code Section 12.20.2,
4. **Adopt** Mitigated Negative Declaration ENV 2013-1084-MND-REC2.

Staff: Maya Zaitzevsky (213) 978-1318

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, February 18, 2015** 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.