

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 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, 6, and 7.

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 February 18, 2015

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

CEQA: ENV-2014-1357-MND

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 3/4/15 extended

Appeal Status: Further appealable to the California Coastal Commission

CONTINUED FROM FEBRUARY 4, 2015

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

(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 appeals.

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

4. **Mello Act Director's Determination**

Related Cases: DIR-2013-2910-VSO-MEL,
DIR-2013-2910-VSO-MEL-M, DIR-2014-4716-VSO
ZA-2014-1356-CDP
CEQA: ENV-2014-1357-MND

Plan: Venice
Council District: 11 - Bonin
Expiration Date: 3/9/15
Appeal Status: Not further appealable
under the terms of the Settlement
Agreement between the City of Los
Angeles and the Venice Town Council,
Inc., the Barton Hill Neighborhood
Organization, and Carol Berman

PUBLIC HEARING

Location: 416-418 Grand Boulevard

Proposed Project: The demolition of an existing duplex built over two lots (lots 6 and 7 of Tract 9358) and build a new single family dwelling of two stories with a 35 foot in height varied roof. A two car garage will be provided.

Requested Action:

An appeal of the February 9, 2015 STATE MELLO ACT DETERMINATION FOR PROPERTY LOCATED AT 416-418 GRAND BOULEVARD, VENICE, CA. The Department of City Planning has determined that the proposed conversion of a duplex located at 416-418 Grand Boulevard into a single family dwelling complies with the provisions of California Government Code Sections 65590 and 655590.1 (commonly called the Mello Act), the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act and Settlement Agreement.

APPLICANT: Ralph Ziman, 416 Grand Boulevard, LLC

APPELLANTS: Angelina Meany, David Troy Smith, Kevin Keresey, Terry Keresey, Robin Rudisill, Judith Goldman, Lydia Ponce, Laddie Williams, and Kim Michalowski

Recommended Action:

1. **Adopt** the Staff Findings.
2. **Deny** the appeal.
3. **Sustain** the State Mello Act Determination.

Staff: Kevin Jones (213) 978-1361

5. **ZA-2014-1358-CDP-1A**

CEQA: ENV-2014-1357-MND

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 3/4/15 extended

Appeal Status: Further appealable to the California Coastal Commission

CONTINUED FROM FEBRUARY 4, 2015

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

(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 appeals.
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-2014-1357-MND.

Staff: Maya Zaitzevsky (213) 978-1318

6. **Mello Act Director's Determination**

Related Cases: DIR-2013-2910-VSO-MEL,
DIR-2013-2910-VSO-MEL-M, DIR-2014-4716-VSO
, ZA-2014-1358-CDP
CEQA: ENV-2014-1357-MND

Plan: Venice

Council District: 11 - Bonin

Expiration Date: 3/9/15

Appeal Status: Not further appealable under the terms of the Settlement Agreement between the City of Los Angeles and the Venice Town Council,

Inc., the Barton Hill Neighborhood
Organization, and Carol Berman

PUBLIC HEARING

Location: 422-424 Grand Boulevard

Proposed Project: The demolition of an existing duplex built over two lots (lots 8 and 9 of Tract 9358), and in its place build a new single family dwelling of two stories with a 35 foot in height varied roof. A two car garage will be provided.

Requested Action:

Appeal of the February 9, 2015 STATE MELLO ACT DETERMINATION FOR PROPERTY LOCATED AT 422-424 GRAND BOULEVARD, VENICE, CA. The Department of City Planning has determined that the proposed conversion of a duplex located at 422-424 Grand Boulevard into a single family dwelling complies with the provisions of California Government Code Sections 65590 and 655590.1 (commonly called the Mello Act), the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act and Settlement Agreement.

APPLICANT: Ralph Ziman, 416 Grand Boulevard, LLC

APPELLANTS: Jason Lord, Angelina Meany, David Troy Smith, Kevin Keresey, Terry Keresey, Dickie Goddard, Gretchen Goddard, Robin Rudisill, Judith Goldman, Lydia Ponce, Laddie Williams, and Kim Michalowski

Recommended Action:

1. **Adopt** the Staff Findings.
2. **Deny** the appeal.
3. **Sustain** the State Mello Act Determination.

Staff: Kevin Jones (213) 978-1361

7. **AA-2014-2291-PMLA-SL-1A**
CEQA: ENV-2014-2292-MND

Plan: West Los Angeles
Council District: 11 - Bonin
Expiration Date: 3/18/15 extended
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 11733-11737 West Missouri Avenue and 1856 South Stoner Avenue

Proposed Project: The subdivision of one lot into 4 small lots, pursuant to Small Lot Subdivision Ordinance No. 176,354, for the development of 4 small lot single-family residences.

Requested Action:

An appeal, pursuant to LAMC Sections 17.53 and 12.22-C,27, of part of the decision of the Deputy Advisory Agency's approval of Parcel Map No. AA-2014-2291-PMLA-SL for a maximum of 4 small lots and the construction of 4 small lot single-family dwellings in accordance with Small Lot Subdivision Ordinance No. 176,354.

APPLICANT: Frank Fayati, Missouri Townhomes, LLC
Representative: Kamran Kazemi, Tala Associates

APPELLANTS: Gloria G. Campbell and John H. Verwys

Recommended Action:

1. **Adopt** the Staff Findings
2. **Deny** the appeal.
3. **Sustain** the decision of the Deputy Advisory Agency and approve:
 - a. Parcel Map No. AA-2014-2291-PMLA-SL for the approval of 4 small lot single-family dwellings.
4. **Adopt** the Conditions of Approval.
5. **Adopt** Mitigated Negative Declaration ENV 2014-2292-MND.
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that 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.
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Christina Toy Lee (213) 473-9753

8. 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 scheduled for March 18, 2015 has been canceled.

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.