

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 21, 2015, after 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
Esther Margulies, Vice President
Joseph W. Halper, Commissioner
Marian Merritt, Commissioner
Lisa Waltz Morocco, Commissioner**

James K. Williams, Commission Executive Assistant II

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, 7 and 8.

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 532, 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.* Telephone (213) 978-1300.

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

C. Minutes of Meeting – October 7, 2015

3. **DIR-2015-767-MEL-1A**

CEQA: N/A

Council District: 11 – Bonin

Plan: Venice

Expiration Date: 10-21-15 (Extended)

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the June 17, 2015 and August 19, 2015 meetings

Location: 728 E. FLOWER AVENUE

Proposed project: A Mello Act Compliance Review for the demolition of three residential units and the construction of two new single-family dwellings.

Requested Action:

Appeals of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: 728 Flower LLC

Representative: Howard Robinson & Associates, LLC

APPELLANT #1: Lydia Ponce

APPELLANT #2: Robin Rudisill

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of three Residential Units and construction of two new Residential Units; finding that no Affordable Existing Residential Units are onsite and that the project is categorically exempt from the Inclusionary Residential Unit requirement.

Staff: Kevin Jones (213) 978-1361

4. **DIR-2010-2280-BSA-1A**

Council District: 11 – Bonin

CEQA: N/A

Plan: Palms-Mar Vista-Del Rey

Expiration Date: N/A

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 3984 – 3988 S. MEIER STREET

Requested Action:

This item involves the presentation of, *and request for action consistent with*, a court issued Writ in *Schafer et al. v. City of Los Angeles et al.*, LASC Case No. BS137297. The Writ commands the West Los Angeles Area Planning Commission (“WLA APC”) to reconsider its action in light of the court’s ruling of April 15, 2013; vacate its determination that it is equitably estopped from denying the appeal; reinstate the September 15, 2011, determination of the Director of Planning; and deny the appeal.

The Commission may recess into closed session pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City’s legal counsel relative to the lawsuit: *Schafer et al. v. City of Los Angeles*, Superior Court Case No. BS137297.

APPLICANT: Triangle Center, LLC

Representative: James Scafide Law Firm

APPELLANT: Same

Recommended Action:

1. Deny the appeal.
2. Reconsider its action in light of the court’s ruling of April 15, 2013.
3. Vacate its determination (that it is equitably estopped from denying the appeal).
4. Reinstate the September 15, 2011, Determination of the Director of Planning.

Staff: Lourdes Green (213) 978-1318

5. ZA-2013-3376-CDP-CU-SPP-1A

CEQA: ENV-2013-3377-MND

Council District: 11 – Bonin

Plan: Venice

Expiration Date: 11-10-15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 320 E. SUNSET AVENUE

Requested Action:

An appeal of the Zoning Administrator’s decision to approve: pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant’s interior and the new outdoor dining area). Consideration of Mitigated Negative Declaration No. ENV-2013-3377-MND.

APPLICANT: Fran Camaj

Representative: Stephen Vitalich Architects

APPELLANT #1: James Murez

APPELLANT #2: Ilana Marosi et al.

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Zoning Administrator to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area).
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. ENV-2013-3377-MND.

Staff: Maya Zaitzevsky (213) 978-1416

6. **ZA-2014-3174-CDP-1A**
CEQA: ENV-2014-3175-CE

Council District: 11 – Bonin
Plan: Venice
Expiration Date: N/P
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 733 W. OXFORD AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone. Consideration of Categorical Exemption No. **ENV-2014-3175-CE**.

APPLICANT: 733 Oxford, LLC

Representative: Howard Robinson & Associates, LLC

APPELLANT: Barbara Duker et al.

Recommended Action:

1. Deny the appeal.
2. Sustain the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone.
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Find that Categorical Exemption No. **ENV-2014-3175-CE** is adequate environmental clearance for the project.

Staff: Theodore Irving (213) 978-1318

7. **ZA-2014-3176-CDP-1A**

Council District: 11 – Bonin

CEQA: ENV-2014-3177-CE

Plan: Venice

Expiration Date: N/P

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 731 W. OXFORD AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone. Consideration of Categorical Exemption No. **ENV-2014-3177-CE**.

APPLICANT: 733 Oxford, LLC

Representative: Howard Robinson & Associates, LLC

APPELLANT: Barbara Duker et al.

Recommended Action:

1. Deny the appeal.
2. Sustain the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone.
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Find that Categorical Exemption No. **ENV-2014-3177-CE** is adequate environmental clearance for the project.

Staff: Theodore Irving (213) 978-1318

8. **[AA-2015-782-PMLA-1A](#)**

CEQA: ENV-2015-783-CE

Council District: 5 – Koretz

Plan: West Los Angeles

Expiration Date: 11-1-15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1819 S. VETERAN AVENUE

Proposed Project:

The proposed project involves the demolition of existing structures, and the construction, use and maintenance of four new small lot homes on a 6,619.0 net square-foot (0.15 acre) site which will be subdivided into four small lots from a single lot. Each unit will have two garage parking spaces and will be constructed to a maximum height of 45 feet.

Requested Action:

Pursuant to Los Angeles Municipal Code Section 17.54, an appeal of the entire decision of the Advisory Agency's approval of Parcel Map No. AA-2015-782-PMLA for a maximum of four (4) small lot homes for the purposes of a Small Lot Subdivision, and an appeal of Conditions No. 52.e., 52.f., and 52.j. and other concerns related to the driveway use/location, wall height, parking, exterior lighting, garage doors, and the trash dumpster area. Consideration of Categorical Exemption No. **ENV-2015-783-CE**.

APPLICANT: Jonathan Menlo, 1819 Veteran Ave., LLC

Representative: Robert DeCosmo Architecture

APPELLANT: Martin Wassell

Recommended Action:

1. Approve in part and deny in part the appeal of the decision of the Deputy Advisory Agency (Staff is recommending the addition of Condition No. 52.m. – see page 10 under Staff Response), and sustain the action of the Deputy Advisory Agency to approve the project.
2. Adopt the modified Conditions of Approval.
3. Adopt the Findings.
4. Find that Categorical Exemption No. **ENV-2015-783-CE** is adequate environmental clearance for the project.
5. 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: Peg Malone-Brown (213) 978-1172

9. 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, November 4, 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.