

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MAY 18, 2016, 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**

Renee Glasco, Commission Executive Assistant I

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)

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, approximately 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 online 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 – May 4, 2016

3. **ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A**

CEQA: ENV-2014-3008-MND

Community Plan: Brentwood-Pacific Palisades

Council District: 11 – Bonin

Expiration Date: May 18, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING – CONTINUED FROM MARCH 16, 2016

LOCATION: 811 – 815 S. Ocean Front Walk

Requested Action:

An appeal of the Zoning Administrator's decision to approve: pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, on property located within the dual jurisdiction area of the Coastal Zone; pursuant to LAMC Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone; and pursuant to LAMC Section 11.5.7-C, a Project Permit Compliance Review for the construction of a three-story, 35-foot in height, approximately 11,147 square-foot, mixed-use building containing a ground-level 2,691 square-foot restaurant, two upper-floor residential dwelling units, and a subterranean parking level providing a total of 36 on-site parking spaces; all within the Venice Coastal Zone Specific Plan, and; adopt the Mitigated Negative Declaration No. **ENV-2014-3008-MND** as the environmental clearance for the Project. (A Zone Variance from LAMC Section 12.21-A,5 to allow deviations in the design of parking facilities in conjunction with the provision of 36 on-site parking spaces was dismissed, pursuant to the LAMC SECTION 12.27-B).

APPLICANT: 811 Ocean Front Walk LLC, Gary L. Sutter, Vera J. Sutter
Representative: John Reed, Reed Architectural Group, Inc.

APPELLANT: POWER and Bill Przylucki, Robin Rudisill, Mark Kleiman, Gabriel Ruspini, Todd Darling, Lydia Ponce, Sue Kaplan, George Gineris, Laddie Williams

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator's decisions to approve:
 - a. a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, on property located within the dual jurisdiction area of the Coastal Zone.
 - b. a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone.
 - c. a Project Permit Compliance Review for the construction of a three-story, 35-foot in height, approximately 11,147 square-foot, mixed-use building containing a ground-level 2,691 square-foot restaurant, two upper-floor residential dwelling units, and a subterranean parking level providing a total of 36 on-site parking spaces; all within the Venice Coastal Zone Specific Plan.
4. Adopt the Mitigated Negative Declaration No. **ENV-2014-3008-MND** as the environmental clearance for the Project.
5. Dismiss a Zone Variance to allow deviations in the design of parking facilities in conjunction with the provision of 36 on-site parking.

Senior City Planner: Jonathan Hershey (213) 978-1337

4. [ZA-2014-3845-ZAA-1A](#)

CEQA: ENV-2014-3846-CE

Community Plan: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

Expiration Date: May 24, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 3400 South Inglewood Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, an Adjustment from LAMC Section 12.08-C,2(b) to allow 7-foot side yard setbacks in lieu of 8-feet, and an Adjustment from LAMC Section 12.21.1 to allow a maximum height of 49 feet 4 inches in lieu of the maximum height of 45 feet permitted by LAMC Sections 12.21.1 and 12.21.1-B,2, in conjunction with a 2,851 square-foot addition and a new deck to an existing single-family dwelling located in the R1-1 Zone. The project was found to be Categorically Exempt per Notice of Exemption no. ENV-2014-3846-CE.

APPLICANT: Ram P. Singhania

Representative: Jonathan Riker, Sklar Kirsh, LLC

APPELLANT: Thomas C. Paul

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the action of the Zoning Administrator's decisions to approve:
 - a. an Adjustment to allow 7-foot side yard setbacks in lieu of 8-feet.
 - b. an Adjustment to allow a maximum height of 49 feet 4 inches in lieu of the maximum height of 45 feet permitted by LAMC Sections 12.21.1 and 12.21.1-B,2, in conjunction with a 2,851 square-foot addition and a new deck to an existing single-family dwelling located in the R1-1 Zone.
4. Find that the project is Categorically Exempt (ENV-2014-3846-CE) from environmental review, pursuant to Article III, Section I and Class 5, Category 10 of the City of Los Angeles CEQA Guidelines.

Associate Zoning Administrator: Jack Chiang (213) 978-1318

5. **[ZA-2014-1095-CU-ZAA-DRB-SPPA-SPP-1A](#)**

CEQA: ENV-2014-1094-MND

Community Plan: Westwood

Council District: 5 – Koretz

Expiration Date: May 22, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 611 South Gayley Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to section 5.B.2 of the North Westwood Village Specific Plan and Los Angeles Municipal Code Section 12.24-W,21,a Conditional Use to permit the construction, use and maintenance of a fraternity house in the [Q]R4-1VL Zone; pursuant to the provisions of Municipal Code Section 12.28, an Adjustment to allow front yard setbacks ranging between 0 and 12 feet in lieu of the required 15 feet and a zero-foot side yard setback in lieu of the required 7 feet; Pursuant to Section 16.50-C of the Los Angeles Municipal Code and Section 10. of the Specific Plan, a Director's Design Review Determination; Pursuant to the provisions of Municipal Code Section 11.5.7-E, a Specific Plan Adjustment to permit an increase in height from the maximum 7 feet to 8 feet 4-3/4 inches of the first subterranean garage level above grade; and pursuant to Municipal Code Section 11.5.7-C, a Project Permit Compliance Review with the North Westwood Village Specific Plan in conjunction with the construction, use and maintenance of a new 15,481 square-foot, 22-room fraternity house and a 31-space subterranean garage on an approximately 8,878 square-foot lot located in the [Q]R4-1VL Zone. Mitigated Negative Declaration No. ENV-2014-1094-MND was adopted as the environmental clearance for the Project.

APPLICANT: 611 Gayley Los Angeles 90024, LLC

Representative: Kevin K. McDonald, Jeffer, Mangels, Butler & Mitchell,
LLP

APPELLANT: Steven D. Sann

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to approve:
 - a. a Conditional Use to permit the construction, use and maintenance of a fraternity house in the [Q]R4-1VL Zone.
 - b. an Adjustment to allow front yard setbacks ranging between 0 and 12 feet in lieu of the required 15 feet and a zero-foot side yard setback in lieu of the required 7 feet; Pursuant to Section 16.50-C of the Los Angeles Municipal Code and Section 10. of the Specific Plan, a Director's Design Review Determination.
 - c. a Specific Plan Adjustment to permit an increase in height from the maximum 7 feet to 8 feet 4-3/4 inches of the first subterranean garage level above grade.
 - d. a Project Permit Compliance Review with the North Westwood Village Specific Plan in conjunction with the construction, use and maintenance of a new 15,481 square-foot, 22-room fraternity house and a 31-space subterranean garage on an approximately 8,878 square-foot lot located in the [Q]R4-1VL Zone.
4. Adopt the Mitigated Negative Declaration No. ENV-2014-1094-MND as the environmental clearance for the project.

Senior City Planner: Jonathan Hershey (213) 978-1318

6. [DIR-2015-3953-SPP-1A](#)

CEQA: ENV-2015-3954-CE

Community Plan: Venice

Council District: 11 – Bonin

Expiration Date: May 22, 2016

Appeal Status: Not Further
Appealable under
LAMC

PUBLIC HEARING

LOCATION: 854 W Marco Place

Proposed Project:

A Project Permit Compliance Review to allow the remodel and one-story addition to an existing one-story single-family dwelling with a detached one-car garage and storage. The project will maintain 79% of the existing exterior walls. The project also includes an additional of a recreation room above the existing detached on-car garage and storage.

Requested Action:

An appeal of the Director of Planning's, pursuant to Section 11.5.7 of the Los Angeles Municipal Code, and the Venice Coastal Zone Specific Plan, (Ordinance No. 175,693), to approve with conditions a Specific Plan Project Permit Compliance to allow the remodel and one-story single-family dwelling with a detached one-car garage and storage. Find that the project is Categorical Exempt. A Categorical Exemption, ENV. 2015-3954-CE, was filed.

APPLICANT: Sidney Stephen Howard and Ilda Marie Howard
Representative: Ronald Howell, REH Architects

APPELLANT: Mary Jack and Nancy Wilding

Recommended Actions:

1. **Adopt** the Findings of the Director of Planning
2. **Deny** the appeal.
3. **Sustain** the Determination of the Director of Planning's in approve in a Project Permit Compliance Review for the remodel of a one-story single-family dwelling and detached one-car garage, and update "Exhibit A" (project plans) to show that the proposed remodel includes new siding and a reduction in the length of the existing eaves.
4. **Find** that the project is Categorically Exempt (ENV-2015-3954-CE) from environmental review, pursuant to Article III, Section 1, Class 31 of the City of Los Angeles CEQA Guidelines.

Planning Assistant: Juliet Oh

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 1, 2016** 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 seven (7) working days prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.