

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JULY 6, 2016 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 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
(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on 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, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 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 N. Main Street, Los Angeles, California, and are accessible online at <http://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 this public hearing, 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 – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – June 15, 2016

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

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

CEQA: ENV-2014-1094-MND

Community Plan: Westwood

Council District: 5 – Koretz

Expiration Date: July 6, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING – CONTINUED FROM MAY 18, 2016

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. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on 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 at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, July 20, 2016** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer

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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWestla@lacity.org.