

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, August 17, 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

Harold Arrivillaga, 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, 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. 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

- Planning Department update and discussion on ZA-2012-130-CDP-MEL-1A – 16990-17000 West Sunset Boulevard

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-2014-3007-CDP-CUB-ZV-SPP-MEL-1A](#)**

CEQA: ENV-2014-3008-MND

Community Plan: Brentwood-Pacific Palisades

Council District: 11 – Bonin

Expiration Date: October 5, 2016

Appeal Status: Not Further
Appealable

****APPLICANT IS REQUESTING A CONTINUANCE TO SEPTEMBER 21, 2016***

PUBLIC HEARING

Continued from May 18, 2016 and 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.

Staff: Jonathan Hershey (213) 978-1337

5. [**ZA-2015-1936-CUW-1A**](#)

CEQA: ENV-2015-1937-MND

Community Plan: Westchester-Playa Del Rey

Council District: 11 - Bonin

Expiration Date: August 17, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

Continued from June 15, 2016

LOCATION: 7900 – 7910 South La Tijera Boulevard and 8124 South Airport
Boulevard

Requested Action:

An appeal of the Zoning Administrators decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,49, a Conditional Use to permit the installation, use, and maintenance of an unmanned wireless telecommunications facility, having a maximum height of 45 Feet, and to adopt the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2015-1937-MND as the environmental clearance for the project.

APPLICANT: Verizon Wireless, Eukon Group
Representative: Jerry Ambrose, Eukon Group

APPELLANT: John and Cory Birkett

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the action of the Zoning Administrator's decision to approve a Conditional Use to permit the installation, use, and maintenance of an unmanned wireless telecommunications facility, having a maximum height of 45 Feet.
4. **Adopt** the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2015-1937-MND as the environmental clearance for the project.

Staff: Theodore Irving (213) 978-1366

6. **ZA-2015-2152-CDP-MEL-1A**

CEQA: ENV-2015-2153-MND

Community Plan: Brentwood-Pacific Palisades

Expiration Date: September 30, 2016

Council District: 11 - Bonin

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 17440 West Castellammare Drive

Requested Action:

An appeal of the Zoning Administrators decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow for the construction, use, and maintenance of a new, two-story 1,195 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and a Mello Act Determination. Mitigated Negative Declaration No. ENV-2015-2153-MND was issued as the environmental clearance for the request.

APPLICANT: Edward Kim
Representative: Steven A. Williams

APPELLANT: Judy Watson
Representative: Corin Kahn, Esq.

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 to allow for the construction, use, and maintenance of a new, two-story 1,195 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and Mello Act Determination.
3. **Adopt** the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2015-2153-MND as the environmental clearance for the project.

Staff: Jim Tokunaga (213) 978-1318

7. [ZA-2015-2154-CDP-MEL-1A](#)

CEQA: ENV-2015-2153-MND

Community Plan: Brentwood-Pacific Palisades

Council District: 11 - Bonin

Expiration Date: September 30, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 17444 West Castellammare Drive

Requested Action:

An appeal of the Zoning Administrators decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow for the construction, use, and maintenance of a new, two-story 1,219 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and a Mello Act Determination. Mitigated Negative Declaration No. ENV-2015-2153-MND was issued as the environmental clearance for the request.

APPLICANT: Edward Kim
Representative: Steven A. Williams

APPELLANT: Judy Watson
Representative: Corin Kahn, Esq.

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 to allow for the construction, use, and maintenance of a new, two-story 1,219 square-foot single-family dwelling over two levels of habitable basement, in the Dual Permit Jurisdiction area of the California Coastal Zone, and Mello Act Determination.
3. **Adopt** the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2015-2153-MND as the environmental clearance for the project.

Staff: Jim Tokunaga (213) 978-1318

8. 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 Wednesday, September 7 , 2016** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 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. 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.