

WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, DECEMBER 7, 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

Esther Margulies, President
Marian Merritt, Vice President
Joseph W. Halper, Commissioner
Michael Newhouse, Commissioner
Lisa Waltz Morocco, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Harold Arrivillaga, Commission Executive Assistant I
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.

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. **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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

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 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWESTLA@lacity.org.

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

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

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – August 3, 2016, August 17, 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-2016-94-ZAD-1A**

CEQA: ENV-2016-95-CE

Plan Area: Bel Air – Beverly Crest

Council District: 4 - Ryu

Last Day to Act: 12-07-16

Continued from: 10-19-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1655 North Gilcrest Drive

PROPOSED PROJECT:

An addition to an existing single-family dwelling fronting on a Substandard Hillside Street which does not provide a minimum 20-foot continuous paved roadway from the driveway apron to the boundary of the Hillside Area as otherwise required by Los Angeles Municipal Code Section 12.21-C, 10(i)(3).

APPEAL:

1. An appeal of the determination that the project is Categorically Exempt pursuant to Article III, Section 1, Class 3 (New Construction) Category 1(Single Family Residences) of the City of Los Angeles CEQA Guidelines and Section 21082.1(c)(3) of the California Public Resources Code and pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
2. An appeal of the Zoning Administrator's approval of an addition to an existing single-family dwelling fronting on a Substandard Hillside Street that does not provide a minimum 20-foot continuous paved roadway from the driveway apron to the boundary of the Hillside Area as otherwise required by Los Angeles Municipal Code Section 12.21-C, 10(i)(3).

APPLICANT: Grace Clements, Esq
Representative: Tony Russo

APPELLANT: Ian Wayne
Representative: Robert L. Glushon, Luna & Glushon

Staff: Fernando Tovar, Associate Zoning Administrator
(213) 978-1303
fernando.tovar@lacity.org

5. [DIR-2013-2966-DRB-SPP-SPPA-1A](#)
CEQA: ENV-2012-2986-MND-REC2
Plan Area: Westwood

Council District: 5 - Koretz
Last Day to Act: 01-16-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 10390-10392 West Ashton Avenue;
1234 South Beverly Glen Boulevard

PROPOSED PROJECT:

The demolition of a detached garage and the construction of a two-story structure consisting of a dwelling unit over a garage to the rear of an existing two-story apartment.

APPEAL:

1. An appeal of the adoption of the addendum to the Mitigated Negative Declaration, ENV-2012-2986-MND-REC2 pursuant to California Environmental Quality Act (CEQA), Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and the proposed Mitigation Monitoring Program (MMP).
2. An appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance for the project, and pursuant to Section 11.5.7.C of the Los Angeles Municipal Code (LAMC).
3. An appeal of the Director's Design Review, pursuant to Section 16.50 of the Los Angeles Municipal Code (LAMC).
4. An appeal of the Director of Planning's approval of a Project Permit Adjustment, pursuant to Section 11.5.7.E of the Los Angeles Municipal Code (LAMC), to allow a garage height of 9-feet in lieu of 7-feet, the maximum allowable garage height pursuant to Section 6.D of the Westwood Community Multi-Family Specific Plan.

APPLICANT: 10390 Ashton, LLC
Representative: Majid Nael, M And Building Design Associates

APPELLANT: Nicole Minor

Staff: Sheila Gershon, Planning Assistant
(213) 978-1376
sheila.gershon@lacity.org

6. [ZA-2015-4416-ZAA-1A](#)
CEQA: ENV-2015-4417-CE
Plan Area: Brentwood – Pacific Palisades

Council District: 11 - Bonin
Last Day to Act: 12-07-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1324 North Bienveneda Avenue

PROPOSED PROJECT:

An addition of a 645 square-foot bedroom and a 900 square-foot basement to an existing single family dwelling in the RE 15-1-H Zone.

APPEAL:

An appeal of the Zoning Administrator's denial of an adjustment to allow a 15-foot rear yard setback in lieu of the 25, as required by Section 12.07.01-C-3, in conjunction with an addition of a 645 square-foot bedroom and a 900 square-foot basement in the RE15-1-H Zone.

APPLICANT: Gordon Gray
Representative: Jaime Massey, Permits Unlimited

APPELLANT: Gordon Gray
Representative: Robert Glushon & Kristina Kropp, Luna & Glushon

Staff: Theodore Irving, Associate Zoning Administrator
(213) 978-1366
theodore.irving@lacity.org

7. **ZA-2016-2093-CUB-1A**

CEQA: ENV-2016-2094-CE
Plan Area: Westwood

Council District: 5 - Koretz
Las Day to Act: 12-21-16

PUBLIC HEARING - REQUIRED

PROJECT SITE: 1061 South Broxton Avenue

PROPOSED PROJECT:

A Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with a proposed restaurant in the C4-2D-O Zone.

APPEAL:

1. An appeal of the determination that the project is Categorically Exempt pursuant to Article III, Section 1, Class 5, Category 34 of the City of Los Angeles CEQA Guidelines and pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
2. An appeal of the Zoning Administrator's approval of a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in the C4-2D-O Zone.

APPLICANT: Robert Kaufman, Dignified Foods International, LLC
Representative: Margaret Taylor, Apex LA

APPELLANT: Steven D. Sann

Staff: Aleta James, Associate Zoning Administrator
(213) 202-5402
aleta.james@lacity.org

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, January 4, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

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.