

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 1, 2017 AFTER 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

D. Reconsideration Request of DIR2014-4577-DRB-SPP-1A, 1101-1151 South Westwood Boulevard; 10911-10917 West Lindbrook Drive, and 10908 West Kinross Drive; Applicant Rima Bronte, Cal-American Corporation; Appellant Steven D. Sann; Item agendaized for further discussion and potential vote for reconsideration pending the Area Planning Commission's jurisdiction over the matter.

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. **APCW-2014-3157-SPE-SPP-CDP-MEL**

CEQA: ENV-2014-3158-MND

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 03-01-17

PUBLIC HEARING COMPLETED – May 27, 2015

PROJECT SITE: 2815 South Ocean Front Walk

PROPOSED PROJECT:

Legalize the conversion of a storage room into a third dwelling unit within an existing duplex on an approximately 2,520 square-foot lot in the RD1.5-1-O Zone.

REQUESTED ACTIONS:

1. **Consider** adoption of Mitigated Negative Declaration No. ENV-2014-3158-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. **A Specific Plan Exception**, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC), from the Venice Coastal Zone Specific Plan, Ordinance 175,693, as follows:
 - a. From Section 10.F.2 (a) to allow three dwelling units in lieu of the maximum two dwelling units, on a lot less than 4,000 square feet in the RD1.5 zone.
 - b. From Section 13.D and E. to allow a total of six parking spaces: two for each dwelling unit, in lieu of providing a total of seven required parking spaces: two for each dwelling unit and one Beach Impact Zone parking space.
3. **A Specific Plan Project Permit Compliance** determination, pursuant to Section 11.5.7.C of the LAMC, for compliance with the Venice Coastal Zone Specific Plan, Ordinance No. 175,693;

4. A **Coastal Development Permit**, pursuant to LAMC Section 12.20.2, for the proposed project; and
5. A **Mello Act Determination**, pursuant to California Code Sections 6590 and 65590.1, for a project developing new housing in the Coastal Zone.

Applicant: Jack Spaun
Representative: Jose Daniel Alarcon

Staff: Juliet Oh, City Planning Assistant
juliet.oh@lacity.org
(213) 978-1186

5. [**APCW-2014-2654-SPE-SPP-CDP-MEL**](#) Council District: 11 - Bonin
CEQA: ENV-2014-2655-MND Last Day to Act: 03-24-17
Plan Area: Westchester – Venice

PUBLIC HEARING COMPLETED – December 15, 2014

PROJECT SITE: 27 - 29 East Lighthouse Street

PROPOSED PROJECT:

Legalize the conversion of a storage room into a third dwelling unit within an existing duplex on an approximately 3,857 square-foot lot in the R3-1 Zone.

REQUESTED ACTIONS:

1. Consider adoption of Mitigated Negative Declaration No. ENV-2014-2655-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d).
2. A **Specific Plan Exception**, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC), from the Venice Coastal Zone Specific Plan, Ordinance 175,693, as follows:
 - a. From Section 10.D. to allow three dwelling units in lieu of the maximum two dwelling units in the R3 zone.
 - b. From Section 13.D and E. to allow a total of six parking spaces: two for each dwelling unit, in lieu of providing a total of eight required parking spaces: two for each dwelling unit, one guest parking space, and one Beach Impact Zone parking space.
3. A **Specific Plan Project Permit Compliance** determination, pursuant to Section 11.5.7.C of the LAMC, for compliance with the Venice Coastal Zone Specific Plan, Ordinance No. 175,693.
4. A **Coastal Development Permit**, pursuant to LAMC Section 12.20.2, for the proposed project; and
5. A **Mello Act Determination** pursuant to California Code Sections 6590 and 65590.1, for a project developing new housing in the Coastal Zone.

Applicant: Daniel P. Goese
Representative: Alvaro Ramriez

Staff: Juliet Oh, City Planning Assistant
juliet.oh@lacity.org
(213) 978-1186

6. [ZA-2011-1424-ZAD-1A](#)
CEQA: ENV-2011-1425-MND
Plan Area: Bel Air – Beverly Crest

Council District: 5 - Koretz
Last Day to Act: 03-14-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 10580 West Selkirk Lane

PROPOSED PROJECT:

Construction of a single family dwelling on a lot fronting a Substandard Hillside Limited Street (Ruthven Lane and Dellwood Lane) in the RE40-1 Zone.

APPEAL:

An appeal of the Zoning Administrator's Determination (ZAD) to allow the construction of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Ruthven and Dellwood Lanes), which does not have a vehicular access route from a street that is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-X, 28; an appeal of the Zoning Administrator's Determination to allow the construction of seven (7) retaining walls in lieu of the maximum of two (2) retaining walls, pursuant to LAMC Section 12.24-X, 26; an appeal of the Zoning Administrator's Adjustment (ZAA) to allow the construction of retaining walls with a maximum height of 12-feet within the required front and side yard setbacks in lieu of the maximum allowed height of 3-feet, 6-inches within the front yard setback and 6-feet within the side yard setback pursuant to LAMC Section 12.28; and an appeal of the previously adopted Mitigated Negative Declaration ENV-2011-1425-MND, adopted on January 7, 2015 and Mitigation Monitoring Program ENV-2011-1425-MND-REC1, adopted by the Zoning Administrator on December 14, 2016, as the environmental clearance (CEQA) for the project.

Applicant: Ray Ehsan, George Harrison Estate, LLC
Representative: Oscar Ensafi, Approved Plans Inc.

Appellant: David A. Ksienski

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

7. **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, March 15, 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.