

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, APRIL 19, 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. **DIRECTOR'S REPORT**

A. Items of interest.

- Presentation on R1 Variation Zones, Baseline Mansionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO)

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – September 7, 2016, October 5, 2016, October 19, 2016, and April 5, 2017

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. **DIR-2016-2028-CDP-1A**

CEQA: ENV-2016-2027-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 - Bonin

Last Day to Act: 05-03-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 970 North Chattanooga Avenue

PROPOSED PROJECT:

Partial demolition and major remodel of an existing 2,853 square-foot one-story single-family dwelling located in a Single Permit Jurisdiction area of the California Coastal Zone.

APPEAL:

An appeal of the Planning Director's determination to conditionally approve a Coastal Development Permit authorizing the partial demolition and major remodel of an existing 2,853 square-foot one-story single-family dwelling with a 435 square-foot attached two-car garage and 51 square feet of covered porches, and the addition of 572 square-feet on the first floor, an 835 square-foot attic, a 528 square-foot attached two-car garage, and 777 square-feet of covered porches on a 13,280 square-foot lot located in a Single Permit Jurisdiction area of the California Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2; an appeal of a Categorical Exemption from CEQA pursuant to Class 3, Category 1 of the City CEQA Guidelines as the environmental clearance for the project.

Applicant:

Mary Chan

Representative: Chris Parker, Pacific Crest Consultants

Appellant:

Jordan and Willemina Yospe

Staff:

Kenton Trinh, City Planning Associate

kenton.trinh@lacity.org

(213) 978-1290

5. [ZA-2016-2241-CU-ZV-1A](#)
CEQA: ENV-2016-2242-CE
Plan Area: West Los Angeles

Council District: 5 - Koretz
Last Day to Act: 05-03-17
Continued from: 04-05-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2390 South Westwood Boulevard

PROPOSED PROJECT:

A 3,200 square-foot fitness studio in conjunction with the continued use of a two-story retail facility.

APPEAL:

An appeal of the Zoning Administrator's denial of a Conditional Use Permit to deviate from the Commercial Corner development standards to allow hours of operation from 5:00 a.m. to 11:00 p.m. Monday through Friday and 7 a.m. to 11 p.m. on Saturday and Sunday, in conjunction with the continued use of a two-story retail facility in the C4-1VL-POD Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,27; and Zone Variance to permit a 3,200 square-foot fitness studio in the C4 Zone, otherwise not permitted by LAMC Section 12.16, pursuant to LAMC 12.27-B.

A request to consider an Exemption from CEQA pursuant to Class 5, Category 23 of the City CEQA Guidelines and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Applicant: Paul Marcus, Orangetheory Fitness
Representative: Terri Dickerhoff, CGR Development

Appellant: Jae Wu
Representative: Terri Dickerhoff, CGR Development

Staff: David Weintraub, Associate Zoning Administrator
david.weintraub@lacity.org
(213) 978-3094

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 Wednesday, May 3, 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.