

**WEST LOS ANGELES AREA PLANNING COMMISSION
SPECIAL MEETING AGENDA
TUESDAY, JUNE 27, 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.

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of the Minutes – September 7, 2016, October 5, 2016, December 7, 2016, and June 7, 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-2015-4415-BSA-1A**

CEQA: N/A

Plan Area: Venice

Council District: 11 - Bonin

Last Day to Act: 07-04-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 3113 South Yale Avenue

PROPOSED PROJECT:

A 1,905 square-foot addition to an existing one-story single-family dwelling.

APPEAL:

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.26-K, an appeal of the Planning Director's determination to deny an appeal from a determination by the Department of Building and Safety to approve a request for an administrative slight modification from the requirements of LAMC Sections 12.08-C,2 (a) and (b) to permit a side yard setback of 3.71 feet in lieu of the required 4 feet.

Applicant: Forest L. Poorman

Appellant: Katherine Conway and Amir Tabar
Representative: Sabrina Venskus, Venskus & Associates, A.P.C.

Staff: K. Alam Choudhury, City Planner
alam.choudhury@lacity.org
(213) 978-1467

David Weintraub, Associate Zoning Administrator

5. [DIR-2016-2010-CDP-MEL-1A](#)
CEQA: ENV-2016-2011-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 676 East Marr Street

PROPOSED PROJECT:

The demolition of a one-story, single-family dwelling on two lots and the construction of a three-story, 2,686 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage in the single-permit jurisdiction of the Coastal Zone.

APPEAL:

1. An appeal of the Planning Director's determination to approve a Coastal Development Permit for the demolition of a one-story, single-family dwelling on two lots and the construction of a three-story, 2,686 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Mello Act Compliance Review for the demolition of an existing residential unit and the construction of one new residential unit within the Coastal Zone, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures;
3. An appeal of the Categorical Exemption from environmental review issued pursuant to Section 1, Class 3, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project

Applicant: Gabriella Fash, Western Development, LLC
Representative: Robert Thibodeau, DU Architects

Appellant: Judy Esposito et al

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

6. [DIR-2016-2038-CDP-MEL-1A](#)
CEQA: ENV-2016-2039-CE
Plan Area: Venice
Related Case: ZA-2016-3637-ZAA

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 678 East Marr Street

PROPOSED PROJECT:

The demolition of a one-story, single-family dwelling on two lots and the construction of a three-story, 2,383 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage in the single-permit jurisdiction of the Coastal Zone.

APPEAL:

1. An appeal of the joint determination of the Planning Director and Zoning Administrator to approve a Coastal Development Permit for the demolition of a one-story, single-family dwelling on two lots and the construction of a three-story, 2,383 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Mello Act Compliance Determination for the Project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures;
3. An appeal of the Categorical Exemption from environmental review issued pursuant to Section 1, Class 3, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project

Applicant: Gabriella Fash, Western Development, LLC
Representative: Robert Thibodeau, DU Architects

Appellant: Judy Esposito et al

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

7. [DIR-2016-4357-CDP-MEL-1A](#)
CEQA: ENV-2016-4358-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 2334 South Cloy Avenue

PROPOSED PROJECT:

The demolition of an existing one-story, single-family dwelling and the construction of a three-story, approximately 3,172 square-foot, single-family dwelling with an attached two-car garage in the single-permit jurisdiction of the Coastal Zone.

APPEAL:

1. An appeal, in part, of the Planning Director's determination to approve a Coastal Development Permit for demolition of an existing one-story, single-family dwelling and the construction of a three-story, approximately 3,172 square-foot, single-family dwelling with an attached two-car garage in the single-permit jurisdiction of the Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Mello Act Compliance Determination for the Project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; and
3. An appeal of the Categorical Exemption from environmental review issued pursuant to Section 1, Class 3, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: MDB Silicon Beach Cloy II Investors, LLC

Appellants: Judy Esposito
Representative: Kristina Kropp; Robert Glush, Luna & Glushon

Staff: Jeff Khau, City Planning Associate
jeff.khau@lacity.org
(213) 978-1346

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, July 5, 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.