

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JUNE 6, 2018 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
Michael Newhouse, Vice President
Lisa Waltz Morocco, Commissioner
Heather Rozman, Commissioner
Adele Yellin, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
apcwestla@lacity.org
(213) 978-1299

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.**

Written submissions are governed by Rule 4.3 of the West Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

Submissions that do not comply with these rules will be stamped **"File Copy. Non-complying Submission."** Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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.**

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) 978-1299 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "West Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – May 16, 2018

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [AA-2014-4137-PMLA-SL-1A](#)
CEQA: ENV-2014-4138-CE
Plan Area: Venice
Related Case: ZA-2014-4139-CDP-1A

Council District: 11 - Bonin
Last Day to Act: 06-07-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 506 East Westminster Avenue

PROPOSED PROJECT:

A Preliminary Parcel Map involving a subdivision of an existing 5,203 square-foot lot into two Small Lots new lots in conjunction with the demolition of an existing one-story single-family dwelling and the construction of a three-story single-family dwelling on each newly subdivided lot; five (5) parking spaces are provided onsite.

APPEAL:

An appeal of the Deputy Advisory Agency's determination that the project is Categorically Exemption from the provisions of CEQA pursuant, Sections 15303, Class 3, Category 1 (New Construction of Small Structures); Section 15315, Class 15 (Minor Land Divisions); and Section 15332, Class 32 (Infill Development Projects), of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project; and to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 17.53, a Preliminary Parcel Map.

Applicant: Alicia Bartley
Representative: Gaines & Stacey, LLP

Appellants: Robin Rudisill, Lydia Ponce and Scott Boughton

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

6. [ZA-2014-4139-CDP-1A](#)
CEQA: ENV-2014-4138-CE
Plan Area: Venice
Related Case: AA-2014-4137-PMLA-SL-1A

Council District: 11 - Bonin
Last Day to Act: 06-07-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 506 East Westminster Avenue

PROPOSED PROJECT:

The demolition of an existing one-story single-family dwelling and the construction of a three-story single-family dwelling on each newly subdivided lot in conjunction with the subdivision of one 5,203 square-foot lot into two small lots; the residential floor area of Unit A is 2,908 square-feet and that of Unit B is 2,887 square-feet; five (5) parking spaces are provided onsite.

APPEAL:

An appeal of the Zoning Administrator's determination that the project is Categorically Exemption from the provisions of CEQA pursuant, Sections 15303, Class 3, Category 1 (New Construction of Small Structures); Section 15315, Class 15 (Minor Land Divisions); and Section

15332, Class 32 (Infill Development Projects), of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project; and to approve, pursuant to the Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the project.

Applicant: Alicia Bartley
Representative: Gaines & Stacey, LLP

Appellants: Robin Rudisill, Lydia Ponce and Scott Boughton

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

Theodore Irving, Associate Zoning Administrator

7. [DIR-2017-1124-CDP-SPP-MEL-1A](#)
CEQA: ENV-2017-1125-CE
Plan Area: Venice
Related Case: ZA-2017-1123-ZAA-1A

Council District: 11 - Bonin
Last Day to Act: 06-07-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 706 South Hampton Drive

PROPOSED PROJECT:

The demolition of an existing one-story, single-family dwelling and the construction of a new 3,753 square-foot, three-story mixed-use development consisting of one live-work unit (Joint Living and Work Quarters), 759 square feet of ground floor retail use, an attached four-car garage, basement level, and a third-story roof deck.

APPEAL:

An appeal of the Planning Director's determination that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303 and 15332, as the environmental clearance for the project; and to approve the following:

1. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2 a Coastal Development Permit for the project;
2. Pursuant LAMC Section 11.5.7, a Project Permit Compliance Review for the project; and
3. Pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review.

Applicant: Erinn Berkson
Representative: Tim Bonefeld

Appellant: Robin Rudisill and Hubert Hodgins

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

8. [ZA-2017-1123-ZAA-1A](#)
CEQA: ENV-2017-1125-CE
Plan Area: Venice
Related Case: DIR-2017-1124-CDP-SPP-MEL-1A

Council District: 11 - Bonin
Last Day to Act: 06-07-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 706 South Hampton Drive

PROPOSED PROJECT:

The demolition of an existing one-story, single-family dwelling and the construction of a new 3,753 square-foot, three-story mixed-use development consisting of one live-work unit (Joint Living and Work Quarters), 759 square feet of ground floor retail use, an attached four-car garage, basement level, and a third-story roof deck.

APPEAL:

An appeal of the Zoning Administrator's determination that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303 and 15332, as the environmental clearance for the project; and to approve the following Zoning Administrator's Adjustments pursuant to Section 12.28 of the Los Angeles Municipal Code:

1. (LAMC) Reduced side yard setbacks of 0 feet, in lieu of the 4 feet otherwise required by LAMC Section 12.11 C.2; and
2. A reduced passageway of 3 feet 5 inches, in lieu of the 10 feet otherwise required by LAMC Section 12.21 C.2(b).

Applicant: Erinn Berkson
Representative: Tim Bonefeld

Appellant: Robin Rudisill and Hubert Hodgins

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

9. [DIR-2016-51-CDP-MEL-SPP-1A](#)
CEQA: ENV-2016-52-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: 06-06-18
Continued From: 05-17-17,
07-19-17 and 10-04-17

PUBLIC HEARING – Held May 17, 2017; July 19, 2017; October 4, 2017

PROJECT SITE: 2812, 2814, 2816, 2818 South Grand Canal

PROPOSED PROJECT:

The demolition of a two story, four-unit multi-family residential structure and two detached garages, and the construction of a new three-story, 4,632 square-foot, single-family dwelling located in the RW1-1-O Zone within the dual permit jurisdiction area of the Coastal Zone, and within the Venice Coastal Zone Specific Plan.

APPEAL:

An appeal of the Planning Director's determination to conditionally approve a Coastal

Development Permit pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC); a Specific Plan Project Permit Compliance Review pursuant to LAMC Section 11.5.7, and a Mello Act Compliance Determination, pursuant to Government Code Sections 65590 and 65590.1 and an appeal of the Categorical Exemption pursuant to CEQA Guidelines Section 15303 and 153032, as the environmental clearance for the project.

Applicant: Damir Pevec, Mobile Park Investment
Representative: Zoran Pevec, Archive Design Group

Appellant: Will Hawkins et al

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

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, June 20, 2018** 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.