

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, MAY 16, 2018 AFTER 4:30 P.M.  
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> 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](mailto: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](mailto: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 90<sup>th</sup> 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
  - Update on Case No. DIR-2017-160-CDP-MEL-1A, continued from the Commission meeting of March 21, 2018 to May 16, 2018. Case has been withdrawn by the applicant.
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – May 2, 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. [DIR-2015-3504-CDP-SPP-MEL-1A](#)  
CEQA: ENV-2015-3505-CE  
Plan Area: Venice  
Related Cases: DIR-2015-3506-CDP-SPP-MEL-1A;  
DIR-2015-3507-CDP-SPP-MEL-1A

Council District: 11 - Bonin  
Last Day to Act: 05-16-18  
Continued From: 03-07-18  
03-21-18

**PUBLIC HEARING** – Held March 7, 2018; March 21, 2018

\*\*Pursuant to Rule No. 9.5 of the West Los Angeles Area Planning Commission Rules and Operating Procedures, the item was continued from March 7, 2018 to March 21, 2018, due to the Commission's Failure to reach a consensus. On March 21, 2018, the Commission and the applicant mutually agreed to extend the time to act and continue the matter to May 16, 2018.

**PROJECT SITE:** 925-927 West Marco Place

**PROPOSED PROJECT:**

The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 West Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 West Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear of the single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,481 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,264 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

**APPEAL:**

An appeal of the Planning Director's determination to approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2 a Coastal Development Permit for the project; pursuant Los Angeles Municipal Code (LAMC) Section 11.5.7, a Project Permit Compliance Review for the project; pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review; and an appeal of the Categorical Exemption, from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, 15331 and 15332 of the City CEQA Guidelines, as the environmental clearance for the project.

**Applicant:** Shula Harel and Ron Harel  
Representative: Wil Nieves, Nieves and Associates

**Appellants:** Sue Kaplan, Shepard Stern, and Mary Jack

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

6. [DIR-2015-3506-CDP-SPP-MEL-1A](#)  
CEQA: ENV-2015-3505-CE  
Plan Area: Venice  
Related Cases: DIR-2015-3504-CDP-SPP-MEL-1A;  
DIR-2015-3507-CDP-SPP-MEL-1A

Council District: 11 - Bonin  
Last Day to Act: 05-16-18  
Continued from: 03-07-18  
03-21-18

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7.

**DIR-2015-3507-CDP-SPP-MEL-1A**

CEQA: ENV-2015-3505-CE

Plan Area: Venice

Related Cases: DIR-2015-3504-CDP-SPP-MEL-1A;  
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The next regular meeting of the West Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Wednesday, June 6, 2018** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> 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](mailto:apcwestla@lacity.org).