

## COMMISSION MEETING AUDIO

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, 2<sup>nd</sup> FLOOR, ROLL CALL ROOM  
LOS ANGELES, CA 90064

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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](mailto: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](mailto: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](mailto: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](mailto: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 15303.2, 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](mailto: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, 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).