

## COMMISSION MEETING AUDIO

WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JULY 17, 2019 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

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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 – June 19, 2019

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](#)

- 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.
- 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-2018- 4597-BSA-1A](#)

CEQA: N/A

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 8-15-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2624 South Naples Avenue

**PROPOSED PROJECT:**

Revocation of Building Permits for an addition and remodel of an existing single-family dwelling.

**APPEAL:**

An appeal of the April 15, 2019 Planning Director's determination to deny an appeal of the determination of the Department of Building and Safety (LADBS) concerning the revocation of Building Permits No. 14014-10000-04873 for an addition and remodel of an existing single-family dwelling, Supplemental Building Permit Nos. 14014-10001-04873, 14014-10003-048783, and Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for the Venice Coastal Zone.

**Applicant/**

**Appellant:** Wyoming Investment, LLC  
Representative: Steve Kaplan, Law Office of Steve Kaplan

**Staff:** Charles Rausch, Jr., Associate Zoning Administrator  
[charlie.rausch@lacity.org](mailto:charlie.rausch@lacity.org)  
(213) 978-1318

6. [ZA-2018-3419-ELD-1A](#)

CEQA: ENV-2018-3420-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 7-17-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1122 South Roxbury Drive;  
1112-1136 South Roxbury Drive

**PROPOSED PROJECT:**

Demolition of four existing two-story residential buildings and associated parking garages and the construction, use and maintenance of a new 73,482 square foot, four-story eldercare facility with 57 units, with 56 units reserved for Senior Independent Housing, one unit reserved for Assisted Living Care Housing, and two levels subterranean parking. The project would provide a total of 100 parking spaces on-site. The project also involves the export of approximately 16,500 cubic yards of soil.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to State CEQA Guidelines, Section 15332 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPEAL:**

An appeal of the March 22, 2019 Zoning Administrator's determination which denied:

1. An Eldercare Facility Unified Permit for an Eldercare Facility with 57 units, 56 units reserved for Senior Independent Housing, one unit reserved for Assisted Living Care Housing, and the following deviations from the Los Angeles Municipal Code:

- a. Allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition;
- b. Allow an increase in building height of 47 feet in lieu of the 36 feet restricted by the “Q” condition;
- c. Allow a front yard setback of 5 feet for the center garden, and 12 feet for the building along Roxbury Drive in lieu of the required 15 feet;
- d. Allow a side yard setback of 5 feet along Bedford Drive in lieu of the 7 feet required for a 4-story building; and
- e. Allow balconies on all floors with a 50 square foot minimum, to count towards open space in lieu of the ground-floor only, and 150 square foot minimum required by the Q condition.

**Applicant:** Leonard Rosenblatt, Lenmar Roxbury, LLC  
Representative: Daniel Ahadian, nur – Development Consulting

**Appellant:** Leonard Rosenblatt, Lenmar Roxbury, LLC  
Representative: Jonathan Riker, Ervin, Cohn & Jessup, LLP

**Staff:** Frank Quon, Associate Zoning Administrator  
[frank.quon@lacity.org](mailto:frank.quon@lacity.org)  
(213) 978-1318

The next regular meeting of the West Los Angeles Area Planning Commission  
will be held at **4:30 p.m. on Wednesday, August 7, 2019** 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

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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).