

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, DECEMBER 16, 2015, after 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

**Thomas Donovan, President
Esther Margulies, Vice President
Joseph W. Halper, Commissioner
Marian Merritt, Commissioner
Lisa Waltz Morocco, Commissioner**

James K. Williams, Commission Executive Assistant II

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3, 4, 5, 6, 7, and 8.

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, *approximate* 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. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.* Telephone (213) 978-1300.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.planning.lacity.org>.

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.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, 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 - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – December 2, 2015

3. **DIR-2015-290-BSA-1A**

CEQA: N/A

Council District: 11 – Bonin

Plan: West Los Angeles

Expiration Date: 12-16-15 (extended)

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the October 7, 2015 meeting; per a granted reconsideration request on October 21, 2015

Location: 2716 S. KRIM DRIVE, 2723 ANCHOR AVENUE

Requested Action:

An appeal of the Director of Planning's Decision to deny an appeal that the Department of Building and Safety erred or abused its discretion in the issuance of Permit No. 13010-20000-01552 for the construction of a second single-family dwelling on a lot by applying (1) ZA Memorandum No. 120 instead of Section 12.24-W,43 of the Los Angeles Municipal Code; and (2) approving a 5-foot setback instead of complying with Section 12.08-C,1 of the Los Angeles Municipal Code.

APPLICANT: Mark Judaken

APPELLANT: Carlyle Hall, Joanne Jackson, Los Angeles Neighbors in Action

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Director of Planning.
3. Adopt the Findings of the Zoning Administrator.

Staff: Lourdes Green (213) 978-1318

4. **ZA-2014-3174-CDP-1A**

CEQA: ENV-2014-3175-CE

Council District: 11 – Bonin

Plan: Venice

Expiration Date: Not Provided

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the October 21, 2015 meeting

Location: 733 W. OXFORD AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone. Consideration of Categorical Exemption No. **ENV-2014-3175-CE**.

APPLICANT: 733 Oxford, LLC

Representative: Howard Robinson & Associates, LLC

APPELLANT: Barbara Duker and (Yumio Dornberg, Robin Rudisill, Steve Freedman, Kara Steiniger, Judith Wyluda, David Karlsberg, Francesca Bress, Eric Bress, Nancy Poertner, Michael Benveniste, Genoveva Orona, Pamela Michaels, Alexandra Jamison)

Recommended Action:

1. Deny the appeal.
2. Sustain the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone.
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Affirm that Categorical Exemption No. **ENV-2014-3175-CE** is adequate environmental clearance for the project.

Staff: Theodore Irving (213) 978-1318

5. **ZA-2014-3176-CDP-1A**

CEQA: ENV-2014-3177-CE

Council District: 11 – Bonin

Plan: Venice

Expiration Date: Not Provided

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the October 21, 2015 meeting

Location: 731 W. OXFORD AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone. Consideration of Categorical Exemption No. **ENV-2014-3177-CE**.

APPLICANT: 733 Oxford, LLC

Representative: Howard Robinson & Associates, LLC

APPELLANT: Barbara Duker and (Yumio Dornberg, Robin Rudisill, Steve Freedman, Kara Steiniger, Judith Wyluda, David Karlsberg, Francesca Bress, Eric Bress, Nancy Poertner, Michael Benveniste, Genoveva Orona, Pamela Michaels, Alexandra Jamison)

Recommended Action:

1. Deny the appeal.

2. Sustain the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2 a Coastal Development Permit authorizing the construction of a new single-family dwelling within the single-jurisdiction area of the California Coastal Zone.
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Affirm that Categorical Exemption No. **ENV-2014-3177-CE** is adequate environmental clearance for the project.

Staff: Theodore Irving (213) 978-1318

6. [**ZA-2014-2835-CDP-1A**](#) **Council District:** 11 – Bonin
CEQA: ENV-2014-2836-CE **Plan:** Venice
Expiration Date: 12-16-15 (extended)
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the November 4, 2015 meeting

Location: 700 INDIANA AVENUE

Requested Action:

An appeal of the Associate Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the conversion of a duplex into a single-family dwelling located within the single permit jurisdiction area of the California Coastal Zone. Consideration of Categorical Exemption No. **ENV-2014-2836-CE**.

APPLICANT: Scott Friedman, Escrilla Holdings, LLC
Representative: Will Nieves, Nieves & Associates
APPELLANT: Robin Rudisill, Lydia Ponce, Sue Kaplan, David Ewing

Recommended Action:

1. Adopt the Findings of the Associate Zoning Administrator.
2. Deny the appeal.
3. Sustain the action of the Associate Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the conversion of a duplex into a single-family dwelling located within the single permit jurisdiction area of the California Coastal Zone.
4. Affirm Categorical Exemption No. **ENV-2014-2836-CE**.

Staff: Jack Chiang (213) 978-0195

7. [**ZA-2014-1710-CDP-1A**](#) **Council District:** 11 – Bonin
CEQA: ENV-2014-1711-CE **Plan:** Venice
Related Case: DIR-2015-3337-MEL-1A **Expiration Date:** 12-16-15 (Extended)
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the October 7, 2015 meeting

Location: 920 SUPERBA AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new, approximately 3,326 square-foot, two-story, single-family dwelling with an attached two-car garage and rooftop deck, in the single permit jurisdiction of the California Coastal Zone, and to adopt the action of the Lead Agency in issuing Categorical Exemption **ENV-2014-1711-CE** as the environmental clearance for the subject action.

APPLICANT: Chris Mitchell, CAI Multi-Unit PCI, LLC
Representative: Dave Wyrick, Crown Acquisitions, Inc.

APPELLANT: Sue Kaplan, Lydia Ponce, Robin Rudisill, Gabriel Ruspini

Recommended Action:

1. Deny the appeal.
2. Sustain the decision of the Zoning Administrator to approve a Coastal Development Permit authorizing the demolition of an existing single-family dwelling and the construction of a new, approximately 3,326 square-foot, two-story, single-family dwelling with an attached two-car garage and rooftop deck, in the single permit jurisdiction of the California Coastal Zone.
3. Adopt the Findings of the Zoning Administrator.
4. Affirm that Categorical Exemption No. **ENV-2014-1711-CE** is adequate environmental clearance for the project.

Staff: Theodore Irving (213) 978-1366

8. **DIR-2015-3337-MEL-1A**

Related Case: ZA-2014-1710-CDP-1A

Council District: 11 – Bonin

Plan: Venice

Expiration Date: Not Provided

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 920 SUPERBA AVENUE

Requested Action:

An appeal of the Director of Planning's Mello Act Compliance Determination pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act.

APPLICANT: Chris Mitchell, CAI Multi-Unit PCI, LLC
Representative: Todd Nelson, Armbruster, Goldsmith & Delvac, LLP

APPELLANT: Robin Rudisill, Lydia Ponce, Sue Kaplan, Gabriel Ruspini (POWER)

Recommended Action:

1. Deny the appeal.
2. Sustain the Determination of the Director of Planning in approving a Mello Act Compliance Determination for the demolition of a Residential Unit and construction of a new Residential Unit; finding that no affordable units exist at 920 Superba and that the proposed development of one new Residential Unit is Categorically Exempt pursuant to Part 2.4.2 of the Interim Mello Act Administrative Procedures.

Staff: Kevin Jones (213) 978-1361

9. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any 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.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, January 6, 2016** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 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. 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 three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.