

COMMISSION MEETING AUDIO

**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.

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**

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](#)

CEQA: ENV-2014-2836-CE

Council District: 11 – Bonin

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

