

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, FEBRUARY 3, 2016, 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, and 5.**

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, approximately 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 – January 20, 2016

3. **DIR-2015-1689-DRB-SPP-SPPA-1A**  
**CEQA:** ENV-2015-1690-CE

**Council District:** 5 - Koretz  
**Plan:** Westwood  
**Expiration Date:** 2-3-16  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 1100 S. WESTWOOD BOULEVARD

**Proposed Project:**

Project Permit Compliance and Design Review approval with conditions for minor façade improvements and new signage. Project Permit Adjustment with conditions for two wall signs to be placed at a height of 22 feet in lieu of the maximum allowable wall sign height of 20 feet per Section 11.F of the Westwood Specific Plan.

**Requested Action:**

An appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance, and a Project Permit Adjustment pursuant to Section 11.5.7; and a Design Review pursuant to Section 16.50 of the Los Angeles Municipal Code (LAMC). Consideration of Categorical Exemption No. **ENV-2015-1690-CE**.

**APPLICANT:** Mark Tronstein, 1100 Westwood, LLC  
Representative: Chris Duchaine, Callison Architects, P.C.

**APPELLANT:** James R. Brooks, Topa Management

**Recommended Action:**

1. Deny the appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance, Project Permit Adjustment, and Design Review.
2. Sustain the Determination of the Director of Planning in approving Project Permit Compliance and Design Review approval with conditions for minor façade improvements and new signage; and Project Permit Adjustment with conditions for two wall signs to be placed at a height of 22 feet in lieu of the maximum allowable wall sign height of 20 feet per Section 11.F of the Westwood Specific Plan.
3. Affirm that Categorical Exemption No. **ENV-2015-1690-CE** is adequate environmental clearance for the project.

**Staff:** Sheila Gershon, Planning Assistant (213) 978-1376

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 and December 16, 2015 meetings – REQUEST FOR CONTINUANCE TO FEBRUARY 17, 2016**

**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, Senior City Planner (213) 978-1366

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 and December 16, 2015 meeting – REQUEST FOR CONTINUANCE TO FEBRUARY 17, 2016**

**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, Senior City Planner (213) 978-1366

**6. 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, February 17, 2016** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM  
LOS ANGELES, CALIFORNIA, 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. 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](mailto:APCWestLA@lacity.org).