

Información en Espanol acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JUNE 15, 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**

Renee Glasco, Commission Executive Assistant I

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) 4, 5, and 6

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 agenda 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 online 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 agenda item 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 – May 18, 2016, and June 1, 2016

3. **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.

4. **[ZA-2015-2524-CDP-1A](#)**

CEQA: ENV-2015-2525-CE

Community Plan: Brentwood Pacific Palisades

Council District: 11 – Bonin

Expiration Date: June 1, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 16360 West Shadow Mountain Drive

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 pool/spa, playground area, and retaining walls in conjunction with the renovation of a new existing single-family dwelling located within the single permit jurisdiction area of the California Coastal zoned. The project categorically exempt, no. **ENV-20152525-CE**, from environmental review, pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Mark Holscher, Holscher Trust
Representative: John J. Parker, Pacific Crest Consultants

APPELLANT: Steven Chasman, and Nadia Chasman
Representative: David P. Waite, Cox Castle, & Nicholson, LLP

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decision to approve a Coastal Development Permit authorizing the construction of a new pool/spa, playground area, and retaining walls in conjunction with the renovation of a new existing single-family dwelling located within the single permit jurisdiction area of the California Coastal zoned.

4. **Find** that the project categorically exempt no. **ENV-2015-2525-CE** from environmental review, pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines

Associate Zoning Administrator: Jonathan Hershey (213) 978-1318

5. [**ZA-2015-1936-CUW-1A**](#) **Expiration Date:** June 16, 2016
CEQA: ENV-2015-1937-MND **Appeal Status:** Not Further
Community Plan: Westchester-Playa Del Rey **Appealable**
Council District No.: 11 - Bonin

PUBLIC HEARING

LOCATION: 7900 – 7910 S La Tijera Boulevard and 8124 S Airport Boulevard

Requested Action:

An appeal of the Zoning Administrators decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,49, a Conditional Use to permit the installation, use, and maintenance of an unmanned wireless telecommunications facility, having a maximum height of 45 Feet, and to adopt the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2015-1937-MND as the environmental clearance for the project.

APPLICANT: Verizon Wireless, Eukon Group
Representative: Jerry Ambrose, Eukon Group

APPELLANT: John and Cory Birkett

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator's decision to approve a Conditional Use to permit the installation, use, and maintenance of an unmanned wireless telecommunications facility, having a maximum height of 45 Feet.
4. Adopt the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2015-1937-MND as the environmental clearance for the project.

Senior City Planner: Theodore Irving

6. [**ZA-2015-4080-ZAA-1A**](#) **Expiration Date:** June 30, 2016
CEQA: ENV-2015-4081-CE **Appeal Status:** Not Further
Community Plan: Bel Air – Beverly Crest **Appealable**
Council District No.: 5 – Koretz

PUBLIC HEARING

LOCATION: 10710 West Chalon Road

Requested Action:

An appeal to the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.28, an Adjustment from Sections 12.07.01-C,3 and 12.21-C,5(m) to permit a proposed tennis court to encroach into a rear yard of 9 feet 5 inches in lieu of the required 25-foot rear yard, in the RE40-1-H Zone, an Adjustment from Sections 12.07.01-C,3 and 12.21-C, 5(m) to permit a court surface more than 2 feet above adjacent natural grade within the required rear yard setback, an Adjustment from Section 12.21-C,4 and ZAI 78-100 (Standard No. 7) to permit a court surface 6 feet or more above adjacent natural grade within 50 feet from all property lines, and find the project to be Categorically Exempt, ENV-2015-4081-CE, from environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Elite Investment Management Group, LLC – Jonathan Menlo
Representative: Tony Russo, Crest Real Estate

APPELLANT: Arnaud C. Achache, Aaft Real Estate Holdings, LLC
Representative: David P. Waite – Cox, Castle & Nicholson, LLP

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator's decision to approve:
 - a. an Adjustment from Sections 12.07.01-C,3 and 12.21-C,5(m) to permit a proposed tennis court to encroach into a rear yard of 9 feet 5 inches in lieu of the required 25-foot rear yard, in the RE40-1-H Zone
 - b. an Adjustment from Sections 12.07.01-C,3 and 12.21-C, 5(m) to permit a court surface more than 2 feet above adjacent natural grade within the required rear yard setback, an Adjustment from Section 12.21-C,4 and ZAI 78-100 (Standard No. 7) to permit a court surface 6 feet or more above adjacent natural grade within 50 feet from all property lines.
4. Find the project to be Categorically Exempt, ENV-2015-4081-CE, from environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.

Associate Zoning Administrator: Jae H. Kim (213 978-1366

7. 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, July 6, 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 seven (7) working days prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.