

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, OCTOBER 5, 2016 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**

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

Harold Arrivillaga, Commission Executive Assistant I  
(213) 978-1300

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

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on 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, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 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.**

**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 N. Main Street, Los Angeles, California, and are accessible online at <http://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 this public hearing, 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 90<sup>th</sup> 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 – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

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-2014-1728-CDP-MEL-1A**

**CEQA:** ENV-2014-1729-MND

**Community Plan:** Venice

**Council District:** 11 - Bonin

**Expiration Date:** November 13, 2016

**Appeal Status:** Not Further  
Appealable

**PUBLIC HEARING**

**LOCATION:** 1712 & 1712 ½ South Washington Way

**Requested Action:**

An appeal of the Zoning Administrator's Determination to approve, pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow the demolition of a triplex, garage, and studio and to allow the construction, use and maintenance of two single-family dwellings on two separate lots (small lot subdivision). In conjunction with Preliminary Parcel Map No. AA-2014-1730-PMLA-SL in the single permit jurisdiction area of the California Coastal Zone; and a determination of Mello Act Compliance with additional terms and Conditions.

**APPLICANT:** Alon Zakoot, Alliance Team Realty for Silver Triangle, LLC

**APPELLANT #1:** Alon Zakoot, Alliance Team Realty for Silver Triangle, LLC

**APPELLANT #2:** Regan Kibbee

**Recommended Action:**

1. **Adopt** the Mitigated Negative Declaration No. **ENV-2014-1729-MND** as the environmental clearance for the Project.
2. **Adopt** the Findings of the Zoning Administrator.
3. **Deny** the Appeal.
4. **Sustain** the action of the Zoning Administrator to approve, pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow the demolition of a triplex, garage, and studio and to allow the construction, use and maintenance of two single-family dwellings on two separate lots (small lot subdivision). In conjunction with Preliminary Parcel Map No. AA-2014-1730-PMLA-SL in the single permit jurisdiction

area of the California Coastal Zone; and a determination of Mello Act Compliance with additional terms and Conditions.

**Staff:** David Weintraub (213) 978-3094

5. [AA-2014-1730-PMLA-SL-1A](#)

**CEQA:** ENV-2014-1729-MND

**Community Plan:** Venice

**Council District:** 11 - Bonin

**Expiration Date:** October 5, 2016

**Appeal Status:** Not Further  
Appealable

**PUBLIC HEARING**

**LOCATION:** 1712 & 1712 ½ South Washington Way

**Requested Action:**

An appeal of the Deputy Advisory Agency approval, pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22-C,27 and 17.53, a Preliminary Parcel Map for a small lot subdivision for a maximum of two lots.

**APPLICANT:** Alon Zakoot, Alliance Team Realty for Silver Triangle, LLC

**APPELLANT #1:** Alon Zakoot, Alliance Team Realty for Silver Triangle, LLC

**APPELLANT #2:** Regan Kibbee

**Recommended Action:**

1. **Adopt** the Mitigated Negative Declaration No. **ENV-2014-1729-MND** as the environmental clearance for the Project.
2. **Adopt** the Findings of the Deputy Advisory Agency.
3. **Deny** the Appeal.
4. **Sustain** the actions of the Deputy Advisory Agency in approving AA-2014-1730-PMLA-SL, pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22-C,27 and 17.53, a Preliminary Parcel Map for a small lot subdivision for a maximum of two lots.

**Staff:** Jose Carlos Romero-Navarro (213) 978-1348

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on 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 at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, October 19 , 2016** 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).