

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, NOVEMBER 16, 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**

Esther Margulies, Vice President  
Joseph W. Halper, Commissioner  
Marian Merritt, Commissioner  
Michael Newhouse, 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 ITEMS:**

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

C. Approval of the Minutes – July 20, 2016 & August 3, 2016

D. Election of Officers

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. **AA-2016-0315-PMLA-SL-1A**

**CEQA:** ENV-2016-316-CE

**Community Plan:** Venice

**Council District:** 11 - Bonin

**Expiration Date:** 12-7-16

**Appeal Status:** Not Further  
Appealable

***CONTINUED FROM SEPTEMBER 7, 2016***

***\*APPLICANT IS REQUESTING A CONTINUANCE TO DECEMBER 7, 2016***

**PUBLIC HEARING**

**LOCATION: 1900, 1904, 1906, 1908, and 1910 South Penmar Avenue**

**Requested Action:**

An appeal of the entire decision of the Advisory Agency's approval of Parcel Map No. AA-2016-0315-PMLA-SL for a maximum of three (3) small lots and the construction, use, and maintenance of three (3) small lot homes. The subdivision of one lot into three (3) small lots for the construction, use, and maintenance of three (3) small lot homes that each contain two covered parking spaces. The subdivision project is located on an 8,804 square-foot lot in the [Q]RD3-1XL Zone. The project includes an Advisory Agency Adjustment, pursuant to LAMC 17.53-J, to permit an increase in density of not more than 20 percent.

**APPLICANT:** AA CA Property Portfolio 2, LLC  
Representative: Julia Lee, The Code Solution

**APPELLANT:** Elaine Brandt; Lacey K. Cowden and Brian Dunsmoor, Hatchet Hall;  
Paola Pini, Pini Architects; Katharine Schwer and Christopher Kitahara;  
Lawrence Szabo and David S. Ewing; and William Wood

**Recommended Action:**

1. **Affirm** that the project is Categorically Exempt (ENV-2016-316-CE) from environmental review pursuant to Class 15 and Class 3, Category 1 of the CEQA State Guidelines.
2. **Deny** the appeal.
3. **Sustain** the decision of the Deputy Advisory Agency to approve AA-2016-315-PMLA-SL.
4. **Adopt** the existing and modified conditions of approval.
5. **Adopt** the Deputy Advisory Agency's findings.

**Staff:** Jenna Monterrosa (213) 978-1377

5. **ZA-2014-0146-ZAD-1A**

**CEQA:** ENV-2013-3876-MND

**Community Plan:** Brentwood-Pacific  
Palisades

**Council District:** 11 - Bonin

**Expiration Date:** N/A

**Appeal Status:** Not Further  
Appealable

**PUBLIC HEARING**

**LOCATION:** 684 North Firth Avenue

**Requested Action:**

The hearing involves the presentation of, and request for action by the Commission consistent with a court-issued writ in *Cole et al. v. City of Los Angeles*, Los Angeles Superior Court ("LASC") Case No. BS155258. The writ commands the West Los Angeles Area Planning Commission ("WLA APC") to: (1) hold a hearing to supplement the findings made in the WLA APC decision dated May 4, 2015, related to the appeal, Case Numbers ZA-2014-0146-ZAD-1A and ENV-2013-3876-MND, concerning the decision of the Zoning Administrator ("ZA") to allow a height deviation up to 44.33 feet, in lieu of the 30 feet otherwise permitted, pursuant to Los Angeles Municipal Code ("LAMC") § 12.24-X.28 for development of property located at 684 North Firth Avenue and, in connection therewith, render a decision to either grant or deny the appeal; (2) make a sufficient set of findings that the Court is able to review in compliance with *Topanga Assn. for a Scenic Community v. City of Los Angeles*, 11 Cal. 3d 506 (1974); (3) specify in the findings the standard of review used by the WLA APC in connection with its review of the decision of the ZA on appeal under LAMC § 12.24 and explain why that standard was imposed; and (4) make findings on the issue of the Applicant's right to grade under the Baseline Hillside Ordinance.

The Commission may recess into Closed Session pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit, *Cole et al. v. City of Los Angeles*, LASC Case No. BS155258.

**APPLICANT:** Evan Cole  
Representative: John J. Parker, Pacific Crest Consultants

**APPELLANT:** Lawrence and Diedre Gordon  
Representative: John B. Murdock, Attorney at Law

**Recommended Action:**

1. **Adopt** the action of the Lead Agency's decision in issuing the Mitigated Negative Declaration No. ENV-2013-3876-MND as the environmental clearance for the project and associated Mitigation Monitoring Program.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator and approve a Zoning Administrator's Determination to allow a height deviation up to 44.33 feet in lieu of the 30 feet otherwise permitted, pursuant to Los Angeles Municipal Code ("LAMC") § 12.24-X.
4. **Adopt** the Findings of the Zoning Administrator.

**Staff:** Theodore Irving (213) 978-1366

6. **DIR-2016-750-CDP-MEL-1A**

**CEQA:** ENV-2016-750-CE

**Community Plan:** Venice

**Council District:** 11 - Bonin

**Expiration Date:** 10-21-16

**Appeal Status:** Not Further  
Appealable

**PUBLIC HEARING**

**LOCATION:** 720 East Angelus Place

**Requested Action:**

Appeal of the Director of Planning's decision to approve a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2..

**APPLICANT:** Don Parker and Monica Perez

**APPELLANT:** Lisa Ayock, James Morgan, Celia Williams, VC-PUCC, Bill Pryzlucki, POWER, Sue Kaplan, Lydia Ponce, Dona diCarlo-Long, Jim Long, and Todd Darling

**Recommended Action:**

1. **Find** that the project is Categorically Exempt pursuant to Article III, Section 1, and Class 3 (New Construction of Small Structures), Category 1 of the City of Los Angeles CEQA Guidelines. A Categorical Exemption, ENV-2014-3843-CE, was filed pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
2. **Deny** the Appeal.
3. **Sustain** the Determination of the Director of Planning in approving a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 for the demolition of a 1,176 square-foot, one-story single-family dwelling and the new construction of a 3,044 square-foot, two-story, single-family dwelling, with a 366 square-foot two-car garage and one tandem space, with a maximum building height of 28 feet, located in the single permit jurisdiction area of the Coastal Zone, and a Mello Act Compliance Review for the demolition and construction of a single-family dwelling in the Coastal Zone.
4. **Adopt** the Findings of the Director of Planning.

**Staff:** Lakisha Hull (213) 978-1319

## 7. 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, December 7, 2016** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
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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).