

COMMISSION MEETING AUDIO

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, FEBRUARY 1, 2017 AFTER 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064**

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**

1. [**DEPARTMENTAL REPORT**](#)

A. Items of interest.

2. [**COMMISSION BUSINESS**](#)

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – August 3, 2016, August 17, 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. [**DIR-2016-2302-DRB-SPP-SPPA-1A**](#)

CEQA: ENV-2016-2303-CE

Plan Area: Westwood

Council District: 5 - Koretz

Last Day to Act: 10-06-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1100 South Westwood Boulevard

PROPOSED PROJECT:

Two wall signs to be placed at height of 22-feet in lieu of the maximum allowable sign height of 20-feet in the C4-2D-O Zone, pursuant to Section 11.F of the Westwood Village Specific Plan.

APPEAL:

1. An appeal of the determination that the project is Categorically Exempt from environmental review pursuant to Article III, Section 1, Class 11, and Category 1 of the City CEQA Guidelines.
2. An appeal of the Planning Director's approval of a Project Permit Compliance and Design Review approval with conditions for 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 pursuant to Section 11.F of the Westwood Specific Plan.

Applicant: Tako Tyko Signs and Lighting
Representative: Bob Packham, Permitwiz

Appellant: James R. Brooks, Topa Management Company

Staff: Sheila Gershon, City Planning Assistant
(213) 978-1376
sheila.gershon@lacity.org

5. **DIR-2014-4577-DRB-SPP-1A**

CEQA: ENV-2014-4578-CE
Plan Area: Westwood

Council District: 5 - Koretz
Last Day to Act: 02-02-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1101-1151 South Westwood Boulevard;
10911-10917 West Lindbrook Drive, and 10908 West Kinross Drive

PROPOSED PROJECT:

Façade improvements and a sign program for the entire building in the C4-2D-O Zone.

APPEAL:

1. An appeal of the determination that this project is Categorically Exempt from environmental review, pursuant to Article III, Section 1, Class 11, and Category 1 of the City of Los Angeles CEQA Guidelines.
2. An appeal of the Planning Director's approval of a Project Permit Compliance and Design Review approval with conditions for façade improvements and a sign program for the entire building.

Applicant: Rima Bronte, Cal-American Corporation
Representative: Mitch Chemers, Imagetech Services.

Appellant: Steven D. Sann

Staff: Sheila Gershon, City Planning Assistant
(213) 978-1376
sheila.gershon@lacity.org

6. [ZA-2014-1500-CDP-ZAA-MEL-1A](#)
CEQA: ENV-2014-1501-MND
Plan Area: Westchester – Playa del Rey

Council District: 11 - Bonin
Last Day to Act: 02-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 6401-6405 Ocean Front Walk

PROPOSED PROJECT:

The demolition of two (2), two-story duplex buildings totaling approximately 4,840 square-feet and the construction of a four-story, approximately 10,513 square-foot, and 45-foot high single family dwelling with an attached five-car garage over a habitable basement on an approximately 5,100 square-foot lot located in the Dual Permit Jurisdiction of the California Coastal Zone.

A Mitigated Negative Declaration, No. ENV-2014-1501-MND and related Mitigation Monitoring Program, was adopted on June 8, 2015 for the Project, pursuant to CEQA Guidelines Section 15074(b).

APPEAL:

1. An appeal of the Zoning Administrator's Determination to deny a Coastal Development Permit for the demolition of two (2), two-story duplex buildings totaling approximately 4,840 square-feet and the construction of a four-story, approximately 10,513 square-foot, 45-foot high, single family dwelling with an attached five-car garage over a habitable basement on an approximately 5,100 square-foot lot located in the Dual Permit Jurisdiction of the California Coast Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2; and
2. An appeal of the Zoning Administrator's Determination to deny an Adjustment for a reduced northerly side yard of 3-feet in lieu of the 7-feet otherwise required, pursuant to LAMC Section 12.28-A.

Applicant: Angelo Mazzone
Representative: Brian Noteware, AIA Architects

Appellant: Angelo Mazzone

Staff: Theodore Irving, Associate Zoning Administrator
(213) 978-1366
theodore.irving@lacity.org

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, February 15, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

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