

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

Esther Margulies, President
Marian Merritt, Vice President
Joseph W. Halper, Commissioner
Michael Newhouse, Commissioner
Lisa Waltz Morocco, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

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

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. In all instances, however, 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. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.

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. **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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

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 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWESTLA@lacity.org.

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 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 – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

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

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-2013-2966-DRB-SPP-SPPA-1A**

CEQA: ENV-2012-2986-MND-REC1

Plan Area: Westwood

Council District: 5 - Koretz

Last Day to Act: 03-01-17

Continued from: 12-07-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 10390-10392 West Ashton Avenue;
1234 South Beverly Glen Boulevard

PROPOSED PROJECT:

The demolition of a detached garage and the construction of a two-story structure consisting of a dwelling unit over a garage to the rear of an existing two-story apartment building the [Q]RD1.5-1XL Zone.

APPEAL:

1. An appeal of the Planning Director's conditional approval of a Project Permit Compliance for the project, pursuant to Section 11.5.7.C of the Los Angeles Municipal Code (LAMC);
2. An appeal of the Planning Director's Design Review approval, pursuant to LAMC Section 16.50;
3. An appeal of the Planning Director's approval of a Project Permit Adjustment pursuant to LAMC Section 11.5.7.E to allow a garage height of 9-feet in lieu of 7-feet, the maximum allowable garage height pursuant to Section 6.D of the Westwood Community Multi-Family Specific Plan; and
4. An appeal of the Planning Director's adoption of an addendum to the Mitigated Negative Declaration, ENV-2012-2986-MND adopted on May 13, 2015, pursuant to California Environmental Quality Act (CEQA), Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and the proposed Mitigation Monitoring Program (MMP).

Applicant: 10390 Ashton, LLC
Representative: Majid Nael, M and Building Design Associates

Appellant: Nicole Minor

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

5. [ZA-2016-1587-CU-1A](#) Council District: 11 - Bonin
CEQA: ENV-2016-1588-CE Last Day to Act: 02-19-17
Plan Area: Westchester – Playa del Rey

PUBLIC HEARING REQUIRED

PROJECT SITE: 6344 West Arizona Circle

PROPOSED PROJECT:

A dog and cat boarding facility in [Q]M1-1VL Zone within 500-feet of a residential zone.

APPEAL:

An appeal of the Zoning Administrator's approval of a conditional use to allow a dog and cat boarding facility within 500-feet of a residential zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W, 25; and of the Categorical Exemption for the project, No. ENV-2016-1588-CE, pursuant to Article III, Section 1, Class 1, and Category 1 of the City of Los Angeles CEQA Guidelines.

Applicant: SVI 6344 Arizona, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Appellant: Charles V. Salice
Representative: Jerold Neuman, Esq, Liner LLP

Staff: Fernando Tovar
fernando.tovar@lacity.org
(213) 978-1303

6. [ZA-2016-94-ZAD-1A](#) Council District: 4 - Ryu
CEQA: ENV-2016-95-CE Last Day to Act: 02-15-17
Plan Area: Bel Air – Beverly Crest Continued from: 12-07-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 1655 North Gilcrest Drive

PROPOSED PROJECT:

An addition to an existing single-family dwelling fronting on a Substandard Hillside Street in the RE40-1-H Zone.

APPEAL:

An appeal of the Zoning Administrator's determination to approve of an addition to an existing single-family dwelling fronting on a Substandard Hillside Street that does not provide a minimum 20-foot continuous paved roadway from the driveway apron to the boundary of the Hillside Area as otherwise required by Los Angeles Municipal Code Section 12.21-C, 10(i)(3); and the Categorical Exemption for the project, No. ENV-2016-95-CE, pursuant to Article III, Section 1, Class 3 (New Construction) Category 1 (Single Family Residences) of the City of Los Angeles CEQA Guidelines and Section 21082.1(c)(3) of the California Public Resources Code.

Applicant: Grace Clements, Esq
Representative: Tony Russo

Appellant: Ian Wayne
Representative: Robert L. Glushon, Luna & Glushon

Staff: Fernando Tovar, Associate Zoning Administrator
fernando.tovar@lacity.org
(213) 978-1303

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, March 15, 2017** at

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