

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 21, 2018 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
Michael Newhouse, Vice President
Lisa Waltz Morocco, Commissioner
Heather Rozman, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
apcwestla@lacity.org
(213) 978-1299

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.**

Written submissions are governed by Rule 4.3 of the West Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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.**

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) 978-1299 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "West Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – March 7, 2018

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [DIR-2015-3504-CDP-SPP-MEL-1A](#)
CEQA: ENV-2015-3505-CE
Plan Area: West Los Angeles
Related Cases: DIR-2015-3506-CDP-SPP-MEL-1A;
DIR-2015-3507-CDP-SPP-MEL-1A

Council District: 11 - Bonin
Last Day to Act: 04-11-18
Continued From: 03-07-18**

PUBLIC HEARING – Held March 7, 2018

**Pursuant to Rule No. 9.5 of the West Los Angeles Area Planning Commission Rules and Operating Procedures, the item was continued from March 7, 2018, due to the Commission's Failure to reach a consensus.

PROJECT SITE: 925-927 West Marco Place

PROPOSED PROJECT:

The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 West Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 West Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear of the single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,481 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,264 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

APPEAL:

An appeal of the Planning Director's determination to approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2 a Coastal Development Permit for the project; pursuant Los Angeles Municipal Code (LAMC) Section 11.5.7, a Project Permit Compliance Review for the project; pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review; and an appeal of the Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 and Article III, Section 1, Class 3, Category 1, and Sections 15331 and 15332, of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: Shula Harel and Ron Harel
Representative: Wil Nieves, Nieves and Associates

Appellants: Sue Kaplan, Shepard Stern, and Mary Jack

Staff: Juliet Oh, City Planner
(213) 978-1186
juliet.oh@lacity.org

6. [DIR-2015-3506-CDP-SPP-MEL-1A](#)
CEQA: ENV-2015-3505-CE
Plan Area: West Los Angeles
Related Cases: DIR-2015-3504-CDP-SPP-MEL-1A;
DIR-2015-3507-CDP-SPP-MEL-1A

Council District: 11 - Bonin
Last Day to Act: 04-11-18
Continued from: 03-07-18**

PUBLIC HEARING – Held March 7, 2018

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APPEAL:

An appeal of the Planning Director's determination to approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2 a Coastal Development Permit for the project; pursuant Los Angeles Municipal Code (LAMC) Section 11.5.7, a Project Permit Compliance Review for the project; pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review; and an appeal of the Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 and Article III, Section 1, Class 3, Category 1, as well as Sections 15331 and 15332, of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project.

Applicant: Shula Harel and Ron Harel
Representative: Wil Nieves, Nieves and Associates

Appellants: Sue Kaplan, Shepard Stern, and Mary Jack

Staff: Juliet Oh, City Planner
(213) 978-1186
juliet.oh@lacity.org

7. [DIR-2015-3507-CDP-SPP-MEL-1A](#)
CEQA: ENV-2015-3505-CE
Plan Area: West Los Angeles
Related Cases: DIR-2015-3504-CDP-SPP-MEL-1A;
DIR-2015-3506-CDP-SPP-MEL-1A

Council District: 11 - Bonin
Last Day to Act: 04-11-18
Continued from: 03-07-18**

PUBLIC HEARING – Held March 7, 2018

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PROJECT SITE: 925-927 West Marco Place

PROPOSED PROJECT:

The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 West Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 West Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear of the single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,481 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,264 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

APPEAL:

An appeal of the Planning Director's determination to approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2 a Coastal Development Permit for the project; pursuant Los Angeles Municipal Code (LAMC) Section 11.5.7, a Project Permit Compliance Review for the project; pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review; and an appeal of the Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 and Article III, Section 1, Class 3, Category 1, as well as Sections 15331 and 15332, of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project.

Applicant: Shula Harel and Ron Harel
Representative: Wil Nieves, Nieves and Associates

Appellants: Sue Kaplan, Shepard Stern, and Mary Jack

Staff: Juliet Oh, City Planner
(213) 978-1186
juliet.oh@lacity.org

8. [DIR-2016-2561-MEL-1A](#) Council District: 11 - Bonin
CEQA: N/A Last Day to Act: N/A
Plan Area: Brentwood- Pacific Palisades

PUBLIC HEARING REQUIRED

PROJECT SITE: 283 North Trino Way

PROPOSED PROJECT:

The substantial demolition of an existing two-story single-family dwelling with an attached two-car garage and construction of additions to the remaining structure, resulting in a new 3,442 square-foot two-story single-family dwelling with a basement, covered patio, two attached two-car garages, and two new retaining walls.

APPEAL:

An appeal of the Director's Determination approving a Mello Act Compliance Review for the demolition of one Residential Unit and construction of one new Residential Unit in the Coastal Zone.

Applicant: Scott MacPherson
Representative: John J. Parker, Pacific Crest Consultants

Appellant: Lia Renee Memsic

Staff: Kenton Trinh, City Planning Associate
kenton.trinh@lacity.org
(213) 978-1290

9. [DIR-2017-160-CDP-MEL-1A](#) Council District: 11 - Bonin
CEQA: ENV-2017-161-CE Last Day to Act: N/A
Plan Area: Venice

PUBLIC HEARING REQUIRED

PROJECT SITE: 2329 South Beach Boulevard

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and the construction of a new, 2,077 square foot, two-story single-family dwelling with a roof deck and an attached garage; a total of three parking spaces are provided on site.

APPEAL:

An appeal of the Planning Director's determination to approve a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, for the project; a Mello Act Compliance Determination, pursuant to Government Code Sections 65590 and 65590.1; and an appeal of the Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15000 et seq., and Article III, Section 1, Class 3, Category 1, of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project.

Applicant: Rafael Martinez

Appellant: Richard Stanger

Staff: Ira Brown, City Planning Associate
ira.brown@lacity.org
(213) 978-1453

10. [DIR-2016-2330-CDP-MEL-SPP-1A](#) Council District: 11 - Bonin
CEQA: ENV-2016-2331-CE Last Day to Act: 04-04-18
Plan Area: Venice
Related Case: ZA-2017-2340-ZAA-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1209 South Abbot Kinney Boulevard

PROPOSED PROJECT:

A change of use of a one-story 1,107 square-foot residence to one artist-in-residence dwelling unit, the addition of 366 square feet to the ground floor, and a new second and third story, resulting in a three-story 4,111 square-foot artist-in-residence dwelling; two covered parking spaces are provided.

APPEAL:

An appeal of the Planning Director’s determination to approve a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2; a Project Permit Compliance Review in the Venice Coastal Zone Specific Plan Area pursuant to Section 11.5.7; a Mello Act Compliance Determination pursuant to Government Code Sections 65590 and 65590.1; and an appeal of the Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and Article III, Section 1, Class 1, Category 5, of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project.

Applicant: Bulldog Realtors
Representatives: Joel Blank and Wil Nieves, Nieves & Associates

Appellants: Sue Kaplan and Robin Rudisill

Staff: Jeff Khau, Planning Assistant
jeff.khau@lacity.org
(213) 978-1346

- 11. [ZA-2017-2340-ZAA-1A](#)
CEQA: ENV-2016-2331-CE
Plan Area: Venice
Related Case: DIR-2016-2330-CDP-MEL-SPP-1A

Council District: 11 - Bonin
Last Day to Act: 04-04-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1209 South Abbot Kinney Boulevard

PROPOSED PROJECT:

A change of use of a one-story 1,107 square-foot residence to one artist-in-residence dwelling unit, the addition of 366 square feet to the ground floor, and a new second and third story, resulting in a three-story 4,111 square-foot artist-in-residence dwelling in the single permit jurisdiction of the California Coastal Zone.

APPEAL:

An appeal of the Zoning Administrator’s determination to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, an adjustment to permit a reduced westerly side yard setback of 0 feet, in lieu of the 5 feet and a reduced rear yard setback of 5 feet in lieu of 15 feet, otherwise required by LAMC Section 12.11 C;; and an appeal of the Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and Article III, Section 1, Class 1, Category 5, of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project.

Applicant: Bulldog Realtors

Representatives: Joel Blank and Wil Nieves, Nieves & Associates

Appellants: Sue Kaplan and Robin Rudisill

Staff: Jeff Khau, Planning Assistant
jeff.khau@lacity.org
(213) 978-1346

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Wednesday, April 4, 2018** 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.