

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, APRIL 18, 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 21, 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. [ZA-2017-2170-ELD-CDP-SPR-1A](#)
CEQA: ENV-2017-2171-CE
Plan Area: Brentwood- Pacific Palisades

Council District: 11 - Bonin
Last Day to Act: 04-25-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1525 and 1533 North Palisades Drive;
17310 and 17320 West Vereda De La Montura

PROPOSED PROJECT:

The construction of a four-story, 64,646 square-foot Eldercare Facility with 82 guest rooms comprised of a combination of Assisted Living Care and Alzheimer's/Dementia Care Housing located in the single-permit jurisdiction area of the California Coastal Zone.

APPEAL:

An appeal of the Zoning Administrator's determination to approve, pursuant to LAMC Sections 12.20.2 and 16.05, a Coastal Development Permit and a Site Plan Review respectively, for the project; and an appeal of the Categorical Exemption from the provisions of CEQA pursuant to Article III, Section 1, Class 32 of the City CEQA Guidelines as the environmental clearance for the project.

Applicant: Rony Shram, Palisades Drive, LP
Representative: Kevin K. McDonnell, Esq.,
Jeffer Mangels Butler & Mitchell LLP

Appellants: Jonathan Klar, Maria Klar, Diane Bleak, Aileen T. Haugh, Marc and Veronique Jackson, Malissa and Saad Javad, Liana Martin, Peter Shakarian, Lui Haoran and Yuan Shuai and Dianne Silvera
Representative: Jonathan Klar, Attorney at Law

Robert T. Flick and Sandra L. Flick
Representative: Kristina Kropp, Esq.; Robert L. Glushon, Esq.,
Luna & Glushon

Staff: Courtney Shum, City Planner
courtney.schum@lacity.org
(213) 978-1916

Henry Chu, Associate Zoning Administrator

6. [DIR-2016-2214-CDP-MEL-1A](#)
CEQA: ENV-2016-2215-CE
Plan Area: Venice

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 2416 South Frey Avenue

PROPOSED PROJECT:

The demolition of an existing 939 square-foot one-story single-family dwelling and construction of a new 3,027 square-foot two-story single-family dwelling with an attached two-car garage and rooftop deck.

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 to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review; and an appeal of the Categorical Exemption from the provisions of CEQA pursuant, Section 15303, Class 3, Category 1, of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project.

Applicant: 2416 Frey, LLC c/o Christina Breakform Fund I GP, LLC
Representative: Tas Oszkay, Breakform Design Inc.

Appellant: Richard Stanger

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

- 7. [DIR-2016-3107-CDP-MEL-1A](#)
CEQA: ENV-2016-3108-CE
Plan Area: Brentwood- Pacific Palisades

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 405 North Puerto Del Mar

PROPOSED PROJECT:

The demolition of a single-family dwelling and the construction, use, and maintenance of a new 12,418 square-foot single-family dwelling with a 3,678 square-foot habitable basement, a 1,671 square-foot accessory dwelling unit, 2,060 square feet of garage area, a deck, and an indoor swimming pool.

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 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 1, Class 3, new construction of small structures, of the City of Los Angeles CEQA Guidelines, as the environmental clearance for the project.

Applicant: The Lovely Family Living Trust
Representative: Ben Eilenberg, Esq.

Appellant: Leah Renee Mesmic

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, May 2, 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.