

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JUNE 20, 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
Adele Yellin, 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 – June 6, 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-2013-1725-BSA-1A](#)
CEQA: N/A
Plan Area: Brentwood - Pacific Palisades

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

PROJECT SITE: 200 North Arno Way

COURT ISSUED WRIT COMMANDING THE WEST LOS ANGELES AREA PLANNING COMMISSION TO SET ASIDE AND RECONSIDER ITS FEBRUARY 28, 2014, DECISION

The item involves the presentation of, and request for action consistent with, a court issued Writ in *Svitek v. City of Los Angeles et al.*, LASC Case No. BS148145, and upheld in Appellate Court Case No. B268745. The Writ commands the West Los Angeles Area Planning Commission (“WLA APC”) to set aside and reconsider its February 28, 2014 determination concerning the height limitation applicable to the property, in light of the court’s decision. The court decided that the building permits correctly permitted a height of 37.9 feet for the dwelling at [200 N. Arno Way](#) pursuant to LAMC section 12.21.1, which allows a 45 foot height for residential structures in the Coastal Zone.

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, *Svitkek vs. City of Los Angeles, et al.*, LASC Case No. BS164586.

REQUESTED ACTIONS:

1. Set aside its decision in Case No. DIR-2013-1725-BSA-1A and related written determination dated February 28, 2014; and
2. Determine that neither the Department of Building and Safety nor the Director erred in upholding the 37.9 foot height of the dwelling at [200 N. Arno Way](#), as authorized by Building Permit No. 11010-10000-00521.

Staff: Amy Brothers, Deputy City Attorney III

6. [ZA-2014-2466-CDP-MEL-1A](#)
CEQA: ENV-2015-3019-MND-REC1
Plan Area: Brentwood - Pacific Palisades

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 230 North Arno Way

PROPOSED PROJECT:

The demolition of an existing one-story single-family dwelling with an attached garage and the construction of a new 5,780 square-foot two-story single-family dwelling with a 3,144 square-foot basement, 538 square-foot attached two-car garage, 482 square-foot covered patio, swimming pool and spa, and retaining walls.

APPEAL:

An appeal of the Zoning Administrator’s determination to:

1. Adopt the Mitigated Negative Declaration, mitigation measures and Mitigation Monitoring Program circulated on November 30, 2015 and Errata dated November 3, 2017 for the project;
2. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit authorizing the demolition of an existing single-family dwelling with an attached garage and construction of a new single-family dwelling with a basement, attached two-car garage, covered patio, swimming pool and spa, and two retaining walls on a property located in a Dual Permit Jurisdiction Area of the California Coastal Zone; and;
3. Approve, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the project.

Applicant: Dilawar and Rana Mani
Representative: Johnathen Day

Appellants: Lia Renee Memsic;
Martin J. Murphy

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

Theodore Irving, Associate Zoning Administrator

7. [DIR-2017-1895-CDP-MEL-1A](#)
CEQA: ENV-2017-1896-CE
Plan Area: Venice

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 685 East Westminster Avenue

PROPOSED PROJECT:

Interior and exterior renovations, and the conversion (change of use) of a two-story, 12,311 square-foot church into a two-story, 11,760 square-foot single-family dwelling with a rooftop deck and attached four-car garage.

APPEAL:

An appeal of the Planning Director’s determination:

1. That the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and 15303, and City CEQA Guidelines Article III, Section 1, Class 1, Category 1 and Class 3, Category 1, as the environmental clearance for the project.
2. To approve, pursuant to the Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the project; and
3. To approval, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the project.

Applicant: 685 Westminster Holdings LLC
Representative: Robert Thibodeau

Appellants: Celia Williams, Margaret Malloy, Beth Allyn, Miguel Bravo and Lydia Ponce

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

8. **DIR-2016-2088-CDP-1A**
CEQA: ENV-2016-2089-CE
Plan Area: Venice

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 2819 South Grayson Avenue

PROPOSED PROJECT:

The demolition of an existing two-car garage and 44 percent of the perimeter walls of an existing 832 square foot, one-story single-family dwelling and the construction of an 2,438 square foot addition, which includes a 698 square foot first floor addition and a new 1,740 second floor addition; resulting in a 3,270 square foot two-story single-family dwelling with an attached two-car garage, swimming pool and spa.

APPEAL:

An appeal of the Planning Director's determination:

1. That the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Article III, and Section 1, Class 3, Category 1, of the City CEQA Guidelines, as the environmental clearance for the project; and
2. To approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the project.

Applicant: Thomas James Capital
Representative: Gavin Mc Kiernan

Appellants: Robin Rudisill and Alix Gucovsky

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

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Wednesday, July 18, 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.