

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JULY 17, 2019 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**

Michael Newhouse, President
Lisa Waltz Morocco, Vice President
Esther Margulies, Commissioner
Heather Rozman, Commissioner
Adele Yellin, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
apcwestla@lacity.org
(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.**

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 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – June 19, 2019

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-2018-4597-BSA-1A](#)

CEQA: N/A

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 8-15-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 2624 South Naples Avenue

PROPOSED PROJECT:

Revocation of Building Permits for an addition and remodel of an existing single-family dwelling.

APPEAL:

An appeal of the April 15, 2019 Planning Director's determination to deny an appeal of the determination of the Department of Building and Safety (LADBS) concerning the revocation of Building Permits No. 14014-10000-04873 for an addition and remodel of an existing single-family dwelling, Supplemental Building Permit Nos. 14014-10001-04873, 14014-10003-048783, and Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for the Venice Coastal Zone.

**Applicant/
Appellant:**

Wyoming Investment, LLC

Representative: Steve Kaplan, Law Office of Steve Kaplan

Staff:

Charles Rausch, Jr., Associate Zoning Administrator

charlie.rausch@lacity.org

(213) 978-1318

6. [ZA-2018-3419-ELD-1A](#)

CEQA: ENV-2018-3420-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 7-17-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1122 South Roxbury Drive;
1112-1136 South Roxbury Drive

PROPOSED PROJECT:

Demolition of four existing two-story residential buildings and associated parking garages and the construction, use and maintenance of a new 73,482 square foot, four-story eldercare facility with 57 units, with 56 units reserved for Senior Independent Housing, one unit reserved for Assisted Living Care Housing, and two levels subterranean parking. The project would provide a total of 100 parking spaces on-site. The project also involves the export of approximately 16,500 cubic yards of soil.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to State CEQA Guidelines, Section 15332 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

An appeal of the March 22, 2019 Zoning Administrator's determination which denied:

1. An Eldercare Facility Unified Permit for an Eldercare Facility with 57 units, 56 units reserved for Senior Independent Housing, one unit reserved for Assisted Living Care Housing, and the following deviations from the Los Angeles Municipal Code:

- a. Allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition;
- b. Allow an increase in building height of 47 feet in lieu of the 36 feet restricted by the “Q” condition;
- c. Allow a front yard setback of 5 feet for the center garden, and 12 feet for the building along Roxbury Drive in lieu of the required 15 feet;
- d. Allow a side yard setback of 5 feet along Bedford Drive in lieu of the 7 feet required for a 4-story building; and
- e. Allow balconies on all floors with a 50 square foot minimum, to count towards open space in lieu of the ground-floor only, and 150 square foot minimum required by the Q condition.

Applicant: Leonard Rosenblatt, Lenmar Roxbury, LLC
Representative: Daniel Ahadian, nur – Development Consulting

Appellant: Leonard Rosenblatt, Lenmar Roxbury, LLC
Representative: Jonathan Riker, Ervin, Cohn & Jessup, LLP

Staff: Frank Quon, Associate Zoning Administrator
frank.quon@lacity.org
(213) 978-1318

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, August 7, 2019** 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.