

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, AUGUST 21, 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) 978-1295

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 canceled 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 **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295 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 90012.

Agendas, Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "West Los Angeles", "Agendas" under the specific meeting date. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, California 90012, 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**

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – July 17, 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. [AA-2014-1989-PMLA-SL-1A](#)
CEQA: ENV-2014-1988-EIR
Plan Area: Venice
Related Case: ZA-2014-1987-CDP-1A

Council District: 11 – Bonin
Last Day to Act: 08-21-19
Continued from 06-19-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1209 South 6th Avenue and 566 East San Juan Avenue

PROPOSED PROJECT:

Subdivision of the subject site into two small lot homes on a 5,005 net square feet site, as shown on map stamped-dated January 8, 2018 in the Venice Community Plan.

APPEAL:

An appeal of the March 22, 2019 Advisory Agency's determination which:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2014-1988-EIR, (SCH No.2016101038) dated March 16, 2017 and the Final EIR, dated August 28, 2018 (1209 6th Avenue Project EIR), for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain; pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;

Certified the following:

- a. The 1209 6th Avenue Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 1209 6th Avenue Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 1209 6th Avenue Project EIR reflects the independent judgment and analysis of the lead agency;

Adopted the following:

- a. The related and prepared 1209 6th Avenue Project Environmental Findings;
 - b. The Statement of Overriding Considerations contained in Environmental Findings;
 - c. The Mitigation Monitoring Program prepared for the 1209 6th Avenue Project EIR; and
2. Approved, pursuant to Sections 17.53 and 12.22 C,27 the Los Angeles Municipal Code, Parcel Map No. AA-2014-1989-PMLA-SL for the project.

Applicant: Kevin Zhang, Rockport Development, Inc.
Representative: Brian Silveira, Brian Silveira & Associates

Appellant: Celia Williams

Staff: Adam Villani
adam.villani@lacity.org
(213) 847-3688

6. [ZA-2014-1987-CDP-1A](#)
CEQA: ENV-2014-1988-EIR
Plan Area: Venice
Related Case: AA-2014-1989-PMLA-SL-1A

Council District: 11 – Bonin
Last Day to Act: N/A
Continued from: 06-19-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1209 South 6th Avenue; 566 East San Juan Avenue

PROPOSED PROJECT:

Demolition of an existing vacant church building and the construction of two small lot homes; the project provides a total of five parking spaces including one guest parking space and is located in the single permit jurisdiction of the California Coastal Zone.

APPEAL:

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

1. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified 1209 South 6th Avenue Project Environmental Impact Report (EIR), which includes the Draft EIR, No. ENV-2014-1988-EIR (SCH No. 2016101038), dated March 16, 2017 and the Final EIR, dated August 28, 2018 (1209 6th Avenue Project EIR), as well as the whole of the administrative record, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project; and
2. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the project.

Applicant: Rockport Development, Inc.
Representative: Brian Silveria

Appellant: Celia Williams

Staff: Adam Villani
adam.villani@lacity.org
(213) 847-3688

7. [ZA-2018-3419-ELD-1A](#)
CEQA: ENV-2018-3420-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 08-21-19
Continued from 07-17-19

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:

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/
Appellant:**

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

Staff:

Frank Quon, Associate Zoning Administrator

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

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
2nd FLOOR, ROLL CALL ROOM
11214 WEST EXPOSITION BOULEVARD
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 **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295 or by e-mail at apcwestla@lacity.org.