

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 18, 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**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – August 21, 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.

Meeting Canceled Due to Lack of Quorum

5. [AA-2016-3290-PMLA-SL-1A](#)
CEQA: ENV-2016-3293-CE
Plan Area: Venice
Related Case: DIR-2016-3291-CDP-MEL-1A

Council District: 11 – Bonin
Last Day to Act: 10-02-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 635-637 East San Juan Avenue

PROPOSED PROJECT:

A Preliminary Parcel Map (Small Lot Subdivision) to subdivide one existing lot totaling approximately 4,800 square feet into two new small lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area – in conjunction with the demolition of an existing duplex and single-family dwelling, and the construction of a two-story, single-family dwelling with a roof deck on each newly subdivided lot, with residential floor areas of 2,181 (Unit A) and 1,740 square feet (Unit B). Six parking spaces are provided onsite.

APPEAL:

An appeal of the June 28, 2019 Advisory Agency's determination which:

1. Determined, pursuant to CEQA Guidelines, Sections 15303, 15315, and 15332, that the project is exempt from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Sections 17.51, 17.53, and 12.22 C.27 of the Los Angeles Municipal Code, Parcel Map No. AA-2016-3290-PMLA-SL, for a maximum 2 small lots, in the Venice Community Plan.

Applicant: Kevin Zhang, 187 Monterey Holding, LLC
Representative: Steve Kaplan, Steve Kaplan Land Use Law

Appellant: People Organized for Westside Renewal (POWER), Robin Rudisill, Sue Kaplan, Celia Williams

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

6. [DIR-2016-3291-CDP-MEL-1A](#)
CEQA: ENV-2016-3293-CE
Plan Area: Venice
Related Case: AA-2016-3290-PMLA-SL-1A

Council District: 11 – Bonin
Last Day to Act: 10-02-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 635-637 East San Juan Avenue

PROPOSED PROJECT:

A Coastal Development Permit to authorize the demolition of an existing duplex and single-family dwelling, the subdivision of one 4,800 square-foot lot into two new lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area, and the construction of a two-story single-family dwelling with a roof deck on each newly created lot; a total of six parking spaces are provided.

APPEAL:

An appeal of the June 28, 2019 Planning Director's determination which:

1. Determined, pursuant to CEQA Guidelines, Sections 15303, 15315, and 15332, that the project is exempt from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for a Development in the single permit jurisdiction of the Coastal Zone; and
3. Approved, 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 demolition of three existing Residential Units and construction of two Residential Units in the California Coastal Zone.

Applicant: Kevin Zhang, 187 Monterey Holding, LLC
Representative: Steve Kaplan, Steve Kaplan Land Use Law

Appellant: People Organized for Westside Renewal (POWER), Robin Rudisill, Sue Kaplan, Celia Williams

Staff: Jeff Khau, City Planning Associate
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, October 2, 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.