

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, OCTOBER 19, 2016 4:30 P.M.  
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> FLOOR, ROLL CALL ROOM  
LOS ANGELES, CA 90064**

Esther Margulies, Vice President  
Joseph W. Halper, Commissioner  
Marian Merritt, Commissioner  
Lisa Waltz Morocco, Commissioner  
Vacant, Commissioner

Harold Arrivillaga, Commission Executive Assistant I  
(213) 978-1300

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 4, 5, and 6.**

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.**

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.**

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

**In the case of a Commission meeting cancellation, all 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.**

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 90<sup>th</sup> 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.**

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **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.

4. **[ZA-2016-94-ZAD-1A](#)**

**CEQA:** ENV-2016-95-CE

**Community Plan:** Bel Air-Beverly Crest

**Council District:** 4 - Ryu

**Expiration Date:** November 12, 2016

**Appeal Status:** Not Further  
Appealable

***\*PLANNING STAFF IS REQUESTING A CONTINUANCE TO NOVEMBER 2, 2016***

**PUBLIC HEARING**

**LOCATION:** 1655 North Gilcrest Drive

**Requested Action:**

An appeal of the Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Section 12.24-X,28, to approve an addition to an existing single-family dwelling fronting on a Substandard Hillside Street which does not provide a minimum 20-foot continuous paved roadway from the driveway apron to the boundary of the Hillside Area as otherwise required by Los Angeles Municipal Code Section 12.21-C, 10(i)(3).

**APPLICANT:** Grace Clements, Esq  
Representative: Tony Russo

**APPELLANT:** Ian Wayne  
Representative: Robert L. Glushon, Luna & Glushon

**Recommended Action:**

1. **Find** that the project is Categorically Exempt pursuant to Article III, Section 1, Class 3 (New Construction) Category 1(Single Family Residences) of the City of Los Angeles CEQA Guidelines and Section 21082.1(c)(3) of the California Public Resources Code.
2. **Adopt** the Findings of the Zoning Administrator.
3. **Deny** the Appeal.
4. **Sustain** the action of the Zoning Administrator to approve, pursuant to Los Angeles Municipal Code Section 12.24-X,28, the construction of an addition to an existing single-family dwelling fronting on a Substandard Hillside Street that does not provide a minimum

20-foot continuous paved roadway from the driveway apron to the boundary of the Hillside Area as otherwise required by Los Angeles Municipal Code Section 12.21-C, 10(i)(3), with additional terms and conditions.

**Staff:** Fernando Tovar (213) 978-1303

5. [APCW-2014-2494-VZC](#)

**CEQA:** ENV-2014-2496-MND

**Community Plan:** West Los Angeles

**Council District:** 5 - Koretz

**Expiration Date:** September 26, 2016

**Appeal Status:** Appealable to City Council by Applicant only, if disapproved in whole or in part

**PUBLIC HEARING – Completed on May 11, 2016**

**LOCATION:** 2957 South Midvale Avenue

**Proposed Project:**

The demolition of an existing one-story single-family home and the construction of four (4) small lot homes. The proposed buildings will be two stories, 35 feet in height, with a third-floor roof deck and stair to provide access. The total floor area for the four residential units is approximately 7,490 square feet. Eight (8) vehicle parking spaces, two per dwelling unit, will be provided in a below-grade parking level. The proposed project includes a Zone Change from R1-1 to (T)[Q]R3-1. A Preliminary Parcel Map for a Small Lot Subdivision of an existing parcel to four parcels was approved under AA-2014-2495-PMLA-SL on August 10, 2016.

**Requested Action:**

1. Pursuant to the California Environmental Quality Act, **Find** that this project was assessed in the Mitigated Negative Declaration (ENV-2014-2494-MND) and Mitigation Monitoring Program (MMP) adopted on August 10, 2016 by the Deputy Advisory Agency. **Find**, in the independent judgment of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, that the Mitigated Negative Declaration and Mitigation Monitoring Program are adequate.
2. Pursuant to LAMC Section 12.32 Q, a **Vesting Zone Change** from R1-1 to (T)[Q]R3-1.

**APPLICANT:** Behzad Toubian

Representative: Robert B. Lamishaw, JPL Zoning Services

**Recommended Action:**

1. Pursuant to the California Environmental Quality Act, **Adopt** Mitigated Negative Declaration (ENV-2014-2494-MND) and Mitigation Monitoring Program (MMP) for the project. **Find**, in the independent judgment of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, that the Mitigated Negative Declaration and Mitigation Monitoring Program are adequate.
2. **Approve** and **Recommend** that the City Council **Adopt** the **Vesting Zone Change** to change the zone from R1-1 to (T)[Q]R3-1.
3. **Adopt** the Findings.

**Staff:** Lakisha Hull (213) 978-1319

6. [DIR-2016-1514-COA-1A](#)

**CEQA:** ENV-2016-1515-CE

**Community Plan:** Palms – Mar Vista-Del Rey

**Council District:** 11 - Bonin

**Expiration Date:** November 23, 2016

**Appeal Status:** Not Further  
Appealable

**PUBLIC HEARING**

**LOCATION:** 3563 Meier Street

**Requested Action:**

An appeal, in part, of the Director of Planning's decision to approve plans for a 711 square foot one-story addition to the rear and side elevation of an existing one story single family home and restoration work including window replacement and hardscape removal. Mitigated Negative Declaration No. ENV-2016-1515-CE was adopted as the environmental clearance for the request.

**APPLICANT:** David Nam and Julie Cho  
Representative: Jeff Guga, Gaga LLC.

**APPELLANT:** Amanda Seward  
Representative: Robert L. Glushon, Luna & Glushon

**Recommended Action:**

1. **Find** that the project is Categorically Exempt pursuant to Article III, Class 1, and Section 5 of the City of Los Angeles CEQA Guidelines and Section 21082.1(c)(3) of the California Public Resources Code.
2. **Deny** the Appeal.
3. **Sustain** the Determination of the Director of Planning in approving a Certificate of Appropriateness pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K, authorizing a 711 square-foot addition to the rear and side elevations of an existing contributing home on a 7,228 square-foot lot in the R1-1-HPOZ zone located in the Gregory Ain Mar Vista Tract HPOZ
4. **Adopt** the Findings of the Director of Planning.

**Staff:** Ariane Briski (213) 978-1220

## 7. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, November 2, 2016** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 WEST EXPOSITION BOULEVARD, 2<sup>nd</sup> FLOOR, ROLL CALL ROOM  
LOS ANGELES, CA 90064

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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](mailto:APCWestla@lacity.org).