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):
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 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.

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. **DIR-2008-4174-DRB-SPP-M1-1A**

   **CEQA:** ENV-2008-4175-CE
   
   **Community Plan:** Brentwood – Pacific Palisades  
   **Expiration Date:** August 3, 2016
   
   **Council District:** 11 - Bonin
   
   **Appeal Status:** Not Further Appealable

**PUBLIC HEARING**

**LOCATION:** 11906 - 11920 West San Vicente Boulevard

**Requested Action:**

The hearing involves the presentation of, and request for action consistent with, a court issued Order in *11906 San Vicente v. City of Los Angeles et al.*, Los Angeles Superior Court Case No. BS154425. The West Los Angeles Area Planning Commission (WLA APC) determination dated February 6, 2015, granted the appeal and overturned the Planning Director grant of an application to modify Condition No. 8 of the prior approval. The Order commands the WLA APC to make additional findings in compliance with the Court’s Ruling dated May 5, 2016, in connection with the WLA APC determination dated February 6, 2015, and to comply with the requirements of Los Angeles Municipal Code Section 11.5.7.C.6(d) and *Topanga Assn. v. City of Los Angeles* (1974) 11 Cal.3d 506 in reviewing the Planning Director’s decisions on the application to modify Condition No. 8.

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: *11906 San Vicente v. City of Los Angeles*, Los Angeles Superior Court Case No. BS154425.

**APPLICANT:** Shirin Akhtarzad, 11906 San Vicente LLC

**APPELLANT:** Wendy-Sue Rosen, Brentwood Residents Coalition
Recommended Action:
1. Deny the appeal;
2. Sustain the Director’s Modification with clarified language to Condition No. 8.
3. Adopt the attached Findings
4. Find that Categorical Exemption No. ENV-2008-4175-CE is the adequate environmental clearance for the project as recommended by City staff.

Staff: Juliet Oh (213) 978-1186

5. DIR-2015-363-BSA-1A
CEQA: N/A
Community Plan: Brentwood – Pacific Palisades Expiration Date: August 24, 2016
Council District: 11 – Bonin Appeal Status: Not Further Appealable

*Applicant and Appellant will request a Continuance to a date uncertain.

PUBLIC HEARING

LOCATION: 1834 and 1838 North Old Ranch Road

Requested Action:
An appeal, pursuant to Section 12.26-K of the Los Angeles Municipal Code, of the Director of City Planning’s Determination as to whether the Department of Building and Safety erred or abused its discretion in allowing the vesting of the development plans for sites located at 1834 North Old Ranch Road and 1838 North Old Ranch Road to exceed the 18 months permitted, pursuant to Section 12.26-A,3 of the City of Los Angeles Municipal Code and in issuing Permits Nos. 11010-20000-00239; 11010-20000-00240; 11010-20000-00321; 11010-20000-00322; 11010-20000-00325; 11010-20000-00328; 11010-20000-00508 and 11010-20000-00510, for the construction of two single-family dwellings, two garages, multiple retaining walls and grading.

APPLICANT: Sullivan Equity Partners LLC

APPELLANT #1: Sara Nichols
Representative: Gideon Kracov

APPELLANT #2: Julie Clark De Blasio
California Native Plant Society LA/Santa Monica Mountains Chapter

Recommended Action:
1. Adopt the findings of the Director of City Planning.
2. Deny the appeal.
3. Sustain the Director of City Planning’s Determination as to whether the Department of Building and Safety erred or abused its discretion in allowing the vesting of the development plans for sites located at 1834 North Old Ranch Road and 1838 North Old Ranch Road to exceed the 18 months permitted for the construction of two single-family dwellings, two garages, multiple retaining walls and grading.

Staff: Theodore Irving (213) 978-1366
PUBLIC HEARING

LOCATION: 10710 West Chalon Road

Requested Action:
An appeal to the Zoning Administrator’s decision to approve, pursuant to Los Angeles Municipal Code Section 12.28, an Adjustment from Sections 12.07.01-C,3 and 12.21-C,5(m) to permit a proposed tennis court to encroach into a rear yard of 9 feet 5 inches in lieu of the required 25-foot rear yard, in the RE40-1-H Zone, an Adjustment from Sections 12.07.01-C,3 and 12.21-C,5(m) to permit a court surface more than 2 feet above adjacent natural grade within the required rear yard setback, an Adjustment from Section 12.21-C,4 and ZAI 78-100 (Standard No. 7) to permit a court surface 6 feet or more above adjacent natural grade within 50 feet from all property lines, and find the project to be Categorically Exempt, ENV-2015-4081-CE, from environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Elite Investment Management Group, LLC – Jonathan Menlo
Representative: Tony Russo, Crest Real Estate

APPELLANT: Arnaud C. Achache, AAFTR Real Estate Holdings, LLC
Representative: David P. Waite – Cox, Castle & Nicholson, LLP

Recommended Action:
1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator’s decision to approve:
   a. an Adjustment from Sections 12.07.01-C,3 and 12.21-C,5(m) to permit a proposed tennis court to encroach into a rear yard of 9 feet 5 inches in lieu of the required 25-foot rear yard, in the RE40-1-H Zone
   b. an Adjustment from Sections 12.07.01-C,3 and 12.21-C,5(m) to permit a court surface more than 2 feet above adjacent natural grade within the required rear yard setback, an Adjustment from Section 12.21-C,4 and ZAI 78-100 (Standard No. 7) to permit a court surface 6 feet or more above adjacent natural grade within 50 feet from all property lines.
4. Find the project to be Categorically Exempt, ENV-2015-4081-CE, from environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.

Staff: Theodore Irving (213) 978-1366

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, August 17, 2016 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.