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.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.

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. 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.

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

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) 978-1300 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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act  MND – Mitigated Negative Declaration
CE – Categorical Exemption  ND – Negative Declaration
EIR – Environmental Impact Report

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300
1. DEPARTMENTAL REPORT
   A. Items of interest.

2. COMMISSION BUSINESS
   A. Advanced Calendar
   B. Commission Requests
   C. Approval of the Minutes – August 3, 2016, August 17, 2016

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-2016-2302-DRB-SPP-SPPA-1A
   Council District: 5 - Koretz
   CEQA: ENV-2016-2303-CE
   Last Day to Act: 10-06-16
   Plan Area: Westwood

   PUBLIC HEARING REQUIRED

   PROJECT SITE: 1100 South Westwood Boulevard

   PROPOSED PROJECT:
   Two wall signs to be placed at height of 22-feet in lieu of the maximum allowable sign height of 20-feet in the C4-2D-O Zone, pursuant to Section 11.F of the Westwood Village Specific Plan.

   APPEAL:
   1. An appeal of the determination that the project is Categorically Exempt from environmental review pursuant to Article III, Section 1, Class 11, and Category 1 of the City CEQA Guidelines.
   2. An appeal of the Planning Director’s approval of a Project Permit Compliance and Design Review approval with conditions for new signage; and Project Permit Adjustment with conditions for two wall signs to be placed at a height of 22-feet in lieu of the maximum allowable wall sign height of 20-feet pursuant to Section 11.F of the Westwood Specific Plan.

   Applicant: Tako Tyko Signs and Lighting
               Representative: Bob Packham, Permitwiz

   Appellant: James R. Brooks, Topa Management Company

   Staff: Sheila Gershon, City Planning Assistant
          (213) 978-1376
          sheila.gershon@lacity.org
5. **DIR-2014-4577-DRB-SPP-1A**  
   **Council District:** 5 - Koretz  
   **CEQA:** ENV-2014-4578-CE  
   **Plan Area:** Westwood  

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:**  
1101-1151 South Westwood Boulevard;  
10911-10917 West Lindbrook Drive, and 10908 West Kinross Drive

**PROPOSED PROJECT:**  
Façade improvements and a sign program for the entire building in the C4-2D-O Zone.

**APPEAL:**
1. An appeal of the determination that this project is Categorically Exempt from environmental review, pursuant to Article III, Section 1, Class 11, and Category 1 of the City of Los Angeles CEQA Guidelines.
2. An appeal of the Planning Director’s approval of a Project Permit Compliance and Design Review approval with conditions for façade improvements and a sign program for the entire building.

**Applicant:** Rima Bronte, Cal-American Corporation  
**Representative:** Mitch Chemers, Imagetech Services.

**Appellant:** Steven D. Sann

**Staff:** Sheila Gershon, City Planning Assistant  
(213) 978-1376  
sheila.gershon@lacity.org

6. **ZA-2014-1500-CDP-ZAA-MEL-1A**  
   **Council District:** 11 - Bonin  
   **CEQA:** ENV-2014-1501-MND  
   **Plan Area:** Westchester – Playa del Rey  

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6401-6405 Ocean Front Walk

**PROPOSED PROJECT:**  
The demolition of two (2), two-story duplex buildings totaling approximately 4,840 square-feet and the construction of a four-story, approximately 10,513 square-foot, and 45-foot high single family dwelling with an attached five-car garage over a habitable basement on an approximately 5,100 square-foot lot located in the Dual Permit Jurisdiction of the California Coastal Zone.

A Mitigated Negative Declaration, No. ENV-2014-1501-MND and related Mitigation Monitoring Program, was adopted on June 8, 2015 for the Project, pursuant to CEQA Guidelines Section 15074(b).

**APPEAL:**
1. An appeal of the Zoning Administrator’s Determination to deny a Coastal Development Permit for the demolition of two (2), two-story duplex buildings totaling approximately 4,840 square-feet and the construction of a four-story, approximately 10,513 square-foot, 45-foot high, single family dwelling with an attached five-car garage over a habitable basement on an approximately 5,100 square-foot lot located in the Dual Permit Jurisdiction of the California Coast Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2; and

2. An appeal of the Zoning Administrator’s Determination to deny an Adjustment for a reduced northerly side yard of 3-feet in lieu of the 7-feet otherwise required, pursuant to LAMC Section 12.28-A.

Applicant: Angelo Mazzone
Representative: Brian Noteware, AIA Architects

Appellant: Angelo Mazzone

Staff: Theodore Irving, Associate Zoning Administrator
(213) 978-1366
theodore.irving@lacity.org

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, February 15, 2017 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.