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 the meeting, are limited to two (2) 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, CA, 90012.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting “About”, “Commissions, Boards & Hearings,” “Commissions & Hearings”, and filter by West Los Angeles Area Planning Commission.” Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Information 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 – November 6, 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.
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

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

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.

LIMITED PUBLIC HEARING:
The West Los Angeles Area Planning Commission will hold a limited public hearing for the modified Project, to include an attached 430 square-foot ADU to the proposed single-family dwelling on Parcel B.

MODIFIED PROJECT:
A Preliminary Parcel Map (Small Lot Subdivision) to subdivide one existing lot totaling approximately 5,200 square feet into two (2) 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, the removal of four trees, and the construction of a two-story, single-family dwelling with a roof deck on each newly subdivided lot. The project includes the construction of a 2,091 square-foot single-family dwelling on Parcel A and a 1,287 square-foot single-family dwelling with a 396 square-foot attached Accessory Dwelling Unit (ADU) on Parcel B. Six (6) parking spaces are provided onsite.

REQUESTED ACTIONS:
1. Determine, 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. Pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the modified project in the single permit jurisdiction of the Coastal Zone; and
3. 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 three 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, December 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.