

**OFFICIAL**  
**CITY OF LOS ANGELES**  
West Los Angeles Area Planning Commission Minutes  
Wednesday, February 5, 2014  
Henry Medina West L.A. Parking Enforcement Facility  
11214 W. Exposition Boulevard, Second Floor, Roll Call Room  
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by President Erica Teasley Linnick at 4:32 pm.

Commissioners present: Joyce L. Foster, Joseph Halper and Erica Teasley Linnick

Commissioner absent: Lisa Waltz Morocco

(Commissioner Donovan will be reappointed to take Commissioner Martinez' vacant spot)

**1. DEPARTMENT REPORT**

A. Items of Interest:

Shana Bonstin, Senior City Planner, Plan Imp/Metro Section, on the next meeting, will give a brief discussion on small lot subdivisions ordinance and recent changes from the department.

B. Other items of interest:

Patricia Diefenderfer, Senior City Planner, Policy Planning Section, gave a presentation which was a special request from Commissioner Donovan, regarding status update on the Exposition Corridor Transit Neighborhood Plan project. Funding from Metro for this project was received which is consistent with the City's General Plan.

**2. COMMISSION BUSINESS**

A. Advanced calendar – No changes

B. Commission Requests – Commissioner Halper requested to have a copy of ZI 2422 to be included with the case material for commission packets for the next meeting.

C. Approval of Minutes of January 15, 2014

Motion: To approve the minutes of January 15, 2014.

Moved: Commissioner Foster  
Seconded: Commissioner Halper  
Ayes: Commissioner Linnick

Vote: 3 - 0

**ITEM NO. 4 TAKEN OUT OF ORDER**

**4. DIR 2013-2789(BSA)-1A**

**Plan:** Brentwood-Pacific Palisades  
**Council District:** 11  
**Expiration Date:** 2/24/2014  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 200 North Arno Way

**Requested Action:**

An appeal of the decision of the Zoning Administrator, pursuant to the provisions of Section 12.26-K of the Municipal Code, to deny an appeal of the action of the Department of Building and Safety and find that the Department of Building and Safety did not err in issuing Building Permit No 11010-10000-00521 for the calculation of the front yard prevailing setback in conjunction with a single-family dwelling under construction in the R1-1 Zone and **Adopt** the findings of the Zoning Administrator.

**APPLICANT:** Farzin Khalkhali and Zohreh Bahmani  
Representative: Robert L. Glushon

**APPELLANT:** Same as Applicant

**Recommended Action:**

1. Deny the appeal.
2. Sustain the decision of the Zoning Administrator, pursuant to the provisions of Section 12.26-K of the Municipal Code, to deny an appeal of the action of the Department of Building and Safety and find that the Department of Building and Safety did not err in issuing Building Permit No 11010-10000-00521 for the calculation of the front yard prevailing setback in conjunction with a single-family dwelling under construction in the R1-1 Zone.
3. Adopt the findings of the Zoning Administrator.

**Staff:** Sue Chang (213) 978-3303

**DISCUSSION:**

The Zoning Administrator gave a brief summary of Item Nos. three and four to the Commission and gave a description of Item No. four regarding the Set Back. The representative for the applicant/appellant spoke. There were several speakers in support of the appeal. One general comment. The property owner's representative spoke. One speaker spoke against the appeal. The applicant/appellant's and the property owner's representatives were allowed rebuttal time.

The Commission closed the public hearing and discussed the case with the Zoning Administrator who explained Building and Safety's position.

**Motion:** To grant the appeal, overturn the decision of the Zoning Administrator, pursuant to the provisions of Section 12.26-K of the Municipal Code, to deny an appeal of the action of the Department of Building and Safety and find that the Department of Building and Safety **did not** err in issuing Building Permit No 11010-10000-00521 for the calculation of the front yard prevailing setback in conjunction with a single-family dwelling under construction in the R1-1 Zone. Not to adopt the findings of the Zoning Administrator.

**Moved:** Commissioner Foster  
**Seconded:** Commissioner Halper  
**Ayes:** Commissioner Linnick  
**Absent:** Commissioner Lisa Waltz Morocco

**Vote: 3 - 0**

**3. DIR 2013-1725(BSA)-1A**

**Plan:** Brentwood-Pacific Palisades  
**Council District:** 11  
**Expiration Date:** 2/24/2014  
**Appeal Status:** Not further  
appealable

**PUBLIC HEARING**

**Location:** 200 North Arno Way

**Requested Action:**

An appeal of the decision of the Zoning Administrator, pursuant to the provisions of Section 12.26-K of the Municipal Code, to deny an appeal of the action of the Department of Building and Safety and find that the Department of Building and Safety **did not** err in issuing Building Permit No 11010-10000-00521 to allow the height of a single-family dwelling under construction and Adopt the findings of the Zoning Administrator.

**APPLICANT:** Farzin Khalkhali and Zohreh Bahmani  
Representative: Robert L. Glushon

**APPELLANTS:** Same as Applicant

**Recommended Action:**

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator, pursuant to the provisions of Section 12.26-K of the Municipal Code, to deny an appeal of the action of the Department of Building and Safety and find that the Department of Building and Safety did not err in issuing Building Permit No 11010-10000-00521 to allow the height of a single-family dwelling under construction.
3. **Adopt** the findings of the Zoning Administrator.

**Staff:** Sue Chang (213) 978-3303

**DISCUSSION:**

The Zoning Administrator gave a brief background of this project regarding the building height. The Applicant/Appellant's representative spoke to the commission. Also the property owner' representative spoke. The Zoning Administrative answered questions asked by the commission. Several speakers were for the appeal. One speaker was against the appeal. One general comment. The applicant/appellant's representative and the property owner's representative were allowed rebuttal time. The Commissioners closed the public hearing and discussed the case.

Motion: To grant the appeal. Overturn the decision of the Zoning Administrator, pursuant to the provisions of Section 12.26-K of the Municipal Code, to deny an appeal of the action of the Department of Building and Safety and find that the Department of Building and Safety did not err in issuing Building Permit No 11010-10000-00521 to allow the height of a single-family dwelling under construction. Deny the findings of the Zoning Administrator.

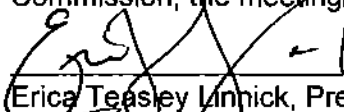
Moved: Commissioner Foster  
Seconded: Commissioner Halper  
Ayes: Commissioner Linnick  
Absent: Commissioner Lisa Waltz Morocco

**Vote: 3 - 0**

**5. PUBLIC COMMENT PERIOD**

One speaker: Regarding fire hazard zone.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:51 pm.

  
Erica Teasley Linnick, President

  
Randa Hanna, Commission Executive Assistant  
West Los Angeles Area Planning Commission

Adopted on March 5, 2014