

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 4, 2008, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Joyce Foster, President
Sean O. Burton, Vice President
Marianne P. Brown, Commissioner
Glenda E. Martinez, Commissioner
David O. Washington Ph.D., Commissioner

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4 and 5.

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 EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, **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.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>. Click the "Meetings and Hearings" quick link. APC agenda are available under any of the seven service areas.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, 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 - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DIRECTOR'S REPORT**

- A. Council actions and schedule
- B. Other items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – April 16, 2008

3. **APCW 2007-4966-SPE-CU-ZV-ZAA**

CEQA: ENV 2006-9595-MND-REC1
Plan: North Westwood Village

Council District: 5

Expiration Date: 6-4-08 (Extended)

Appeal Status: Appealable to City Council

Public Hearing - Completed on February 22, 2008 – Continued from May 21, 2008

Project Location: 613 S. Gayley Avenue

Requested Actions:

- 1. Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from Section 5.C.2 of the North Westwood Village Specific Plan (Ordinance No. 163,202) to permit 28 parking spaces in lieu of 34 parking spaces otherwise required.
- 2. Pursuant to Section 5.B.2 of the North Westwood Village Specific Plan, a **Conditional Use** for a fraternity house.
- 3. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit
 - a. 28 tandem parking spaces within a garage with reduced parking bay dimensions of 51 feet in lieu of 60 feet (and 37 feet in lieu of 40.33 feet for single-loaded compact spaces).
 - b. 9 compact spaces in lieu of 5 compact spaces otherwise permitted, with parking attendants to park vehicles at all times.
 - c. 28 tandem parking for guest rooms, in lieu of all parking spaces for guest rooms being individually accessible as otherwise required by LAMC Section 12.21 A 5(h)(2).
- 4. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to required yards as follows:
 - a. (Front Yard) Section 12.11.C.1, to permit a deck to observe an 8 foot, 3 inch front yard setback;
stairways to observe a 6 foot front yard setback and a handicap-access lift to observe a 10 foot front yard setback in lieu of a fifteen foot front yard setback otherwise required.
 - b. (Side Yard) Section 12.11. C 2, to permit the garage level of a fraternity house and stairways to observe a zero foot side yard; the residential level of a fraternity house to observe a 6 foot size yard; and an on-grade stairway to observe an approximately 18 inch southerly side yard (and rear yard) in lieu of an eight foot side yard that is otherwise required.

- c. (Rear Yard) Section 12.11 C.3, to permit a fraternity house to observe a 15 foot rear yard; a stairway to observe a 6 ½ foot rear yard; and an on-grade stairway to observe a zero-foot rear yard (and side yard) in lieu of a 17 foot rear yard as is otherwise required.

Proposed Project:

Demolition of an existing fraternity house which contains 16 guest rooms and zero on-site parking spaces, and construction of a new fraternity house, containing 23 guest rooms and 28 onsite parking spaces. The new fraternity house is proposed to have four levels of residential use above a semi-subterranean parking level. The project is located on a sloping lot classified in the [Q] R4-1VL zone and also located within the boundaries of the North Westwood Village Specific Plan.

Recommended Actions:

1. **Approve an Exception** from Section 5.C.2 of the North Westwood Village Specific Plan to permit 28 parking spaces.
2. **Approve** Pursuant to Section 5.B.2 of the North Westwood Village Specific Plan, a **Conditional Use** for a fraternity.
3. **Approve a Zone Variance** to permit 28 tandem parking spaces within a garage with reduced parking bay dimensions of 51 feet in lieu of 60 feet (and 37 feet in lieu of 40.33 feet for single-loaded compact spaces); and 9 compact spaces with parking attendants to park vehicles at all times, and Tandem parking for guest rooms, in lieu of all parking spaces for guest rooms being individually accessible as otherwise required by LAMC Section 12.21 A 5(h)(2).
4. **Approve an Adjustment** to Section 12.11.C.1 (front yard) of the North Westwood Village Specific Plan to permit a deck to observe an 8 foot, 3 inch front yard setback; stairways to observe a 6 foot front yard setback and a handicap-access lift to observe a 10 foot front yard setback.
5. **Approve an Adjustment** to Section 12.11. C 2 (side yard) of the North Westwood Village Specific Plan to permit the garage level of a fraternity house and stairways to observe a zero foot side yard; the residential level of a fraternity house to observe a 6 foot size yard; and an on-grade stairway to observe an approximately 18 inch southerly side yard (and rear yard).
6. **Approve an Adjustment** to Section 12.11 C.3 (rear yard) of the North Westwood Village Specific Plan to permit a fraternity house to observe a 15 foot rear yard; a stairway to observe a 6 ½ foot rear yard; and an on-grade stairway to observe a zero-foot rear yard (and side yard) setback.
7. **Adopt** ENV-2006-9595-MND-REC1.
8. **Adopt** the attached **Findings**.
9. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Applicant: Phi Kappa Psi Fraternity; Representative: John Parker

Lynda Smith, (213)-978-1170

4. **ZA 2007-4198-ZAD-1A**
CEQA: ENV 2007-4199-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 1015 N. Moraga Drive
Expiration Date:
Appeal Status: Not further appealable

Public Hearing

An Appeal, of Condition No. 6 and related findings of the Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a **Zoning Administrator's Determination** to allow the continued use and maintenance of a maximum 6-foot high landscaped wooden trellis fence and maximum 7-foot 8-inch wood and metal frame over a maximum 6-foot high iron pedestrian entry gate within the front yard setback of property located in the RE20-1-H Zone. **Note:** Condition No. 6 concerns the required fence setback and the prohibition against any encroachment into the public right-of-way.

Applicant: James Zidell; Representative: Howard Robinson

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron, (213)-978-1318

Note: The appeal has been withdrawn by the appellant in a letter dated May 19, 2008.

5. **ZA 2007-3734-ZAD-ZAA-1A**
CEQA: ENV 2007-3735-MND
Plan: West Los Angeles

Council District: 5

Location: 10523 Selkirk Land

Expiration Date: 6-4-08 (Extended)

Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Zoning Administrator's **approvals** of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, a **Zoning Administrator's Determination** to allow the construction, use and maintenance of a 2,335 square-foot single-family dwelling on property fronting on a Substandard Hillside Limited street which does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway that provides access to the residence to the boundary of the Hillside Area; and **2)** pursuant to Los Angeles Municipal Code Section 12.28, a **Zoning Administrator's Adjustment** from Sections 12.21-A,17(b), and 12.21-C,1(g) of the Municipal Code to permit: **a)** a reduced westerly side yard of 4 feet and a reduced easterly side yard of 8 feet in lieu of the required 12 feet; and **b) retaining walls** located in the side yards observing a height of 10 feet, in lieu of the maximum permitted height of 6 feet, all in conjunction with the above described construction of a single-family dwelling on property in the RE40 Zone. **Note:** The appellant specifically requests an additional 3-foot of front yard setback and states the proposed addition is not compatible with the existing adjacent structures.

Applicant: William A. Clark Trust; Representative: Randall Akers

Appellant: Juli Feigon

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron, (213)-978-1318

6. **APCW 2007-3161-SPE-ZV-ZAA-CDP-SPP**
CEQA: ENV 2007-3162-MND
Related Cases: APCW 2007-3166-SPE-
ZV-ZAA-CDP-SPP and AA 2003-5623-
PMEX

Council District: 11

Expiration Date: 6-21-08

Appeal Status: Appealable to City Council

Plan: Venice

Public Hearing - Completed on April 7, 2008

Project Location: 830 and 832 E. Brooks Avenue

Requested Actions:

1. Pursuant to Section 11.5.7.F of the Municipal Code an **Exception** to Section 13.D of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit three parking spaces in lieu of four spaces otherwise required for a duplex located on a lot less than 40 feet wide.
2. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:
 - a. Section 12.09.1.B.4, to permit continued use and maintenance of an existing duplex in lieu of the maximum one unit that would be otherwise permitted on a lot approximately 2,760 square feet in area (or one unit per 1,380 square feet of lot area in lieu of one unit per 1,500 square feet of lot area).
 - b. Section 12.21.A.5(a)(1), to permit parking stall widths of 8 feet in lieu of the otherwise required parking stall width of 8 feet 8 inches.
 - c. Relief from any Bureau of Engineering street widening or dedication requirement for a project with no new construction or expansion of the existing use.
3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following:
 - a. Section 12.09.1.B.3 to permit a rear yard setback of four feet two inches in lieu of the otherwise minimum required rear yard of 15 feet.
 - b. Section 12.09.1.B.4 to permit a lot having a minimum width of 33 feet five inches in lieu of a minimum width of 50 feet; and a with a total lot area of 2,760 square feet in lieu of the minimum required 5,000 square feet.
 - c. Section 12.21.C.1(g), to permit parking stalls to be located within the required front yard setback; and to permit more than 50% of the required front yard to be paved driveway area.
 - d. Section 12.21.C.2, to permit a 7 foot-4 inch passageway in lieu of a minimum 10 foot passageway otherwise required.
4. Pursuant to Section 12.20.2 a **Coastal Development Permit** for a lot line adjustment.
5. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.

Proposed Project:

No new construction is proposed. The application involves the following discretionary requests made in connection with a pending Lot Line Adjustment case (AA-2003-5623-PMEX) involving two lots located within the boundaries of the Venice Coastal Zone Specific Plan Area. The application is intended to address certain substandard conditions that would be created by the proposed Lot Line Adjustment request. The existing duplex will remain at its current location.

Recommended Actions:

1. **Approve a Specific Plan Exception** to permit three parking spaces in lieu of four spaces otherwise required for a duplex located on a lot less than 40 feet wide.
2. **Approve a Variance** to permit continued use and maintenance of an existing duplex in lieu of the maximum one unit that would be otherwise permitted on a lot approximately 2,760 square feet in area.
3. **Approve a Variance** to permit parking stall widths of 8 feet in lieu of the otherwise required parking stall width of 8 feet 8 inches.
4. **Approve a Variance** to provide relief from any Bureau of Engineering street widening or dedication requirement for a project with no new construction or expansion of the existing use.
5. **Approve an Adjustment** to permit a rear yard setback of four feet two inches in lieu of the otherwise minimum required rear yard of 15 feet.

6. **Approve an Adjustment** to permit a lot having a minimum width of 33 feet five inches in lieu of a minimum width of 50 feet; and a with a total lot area of 2,760 square feet in lieu of the minimum required 5,000 square feet.
7. **Approve an Adjustment** to permit parking stalls to be located within the required front yard setback; and to permit more than 50% of the required front yard to be paved driveway area.
8. **Approve an Adjustment** to permit a 7' 4" passageway in lieu of a minimum 10 foot passageway otherwise required.
9. **Approve a Coastal Development Permit** for a lot line adjustment.
10. **Approve a Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan
11. **Adopt** Mitigated Negative Declaration No. 2007-3162-MND.
12. **Adopt** the attached Findings.
13. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Applicant: Yelena Abouaf; Representative: Howard Robinson

Kevin Jones, (213)-978-1172

7. **APCW 2007-3166-SPE-ZV-ZAA-CDP-SPP** **Council District:** 11
 CEQA: ENV 2007-3162-MND **Expiration Date:** 6-21-08
 Related Cases: APCW 2007-3161-SPE- **Appeal Status:** Appealable to City Council
 ZV-ZAA-CDP-SPP and AA 2003-5623-
 PMEX
Plan: Venice

Public Hearing – Completed on April 7, 2008

Project Location: 827 E. San Miguel Avenue

Requested Actions:

1. Pursuant to Section 11.5.7.F of the Municipal Code an **Exception** to Section 13.D of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit zero (0) parking spaces in lieu of two (2) covered spaces otherwise required for a single family dwelling located on a lot less than 40 feet wide.
2. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:
 - a. Relief from any Bureau of Engineering street widening or dedication requirement for a project with no new construction or expansion of the existing use.
3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following:
 - a. Section 12.09.1.B.1 to permit a front yard setback of ten (10) feet in lieu of the otherwise minimum required front yard of 15 feet.
 - b. Section 12.09.1.B.3 to permit a rear yard setback of five (5) feet two (2) inches in lieu of the otherwise minimum required rear yard of 15 feet.
 - c. Section 12.09.1.B 4 to permit a lot having a minimum width of 33 feet five inches in lieu of a minimum width of 50 feet; and a with a total lot area of 1,595 square feet in lieu of the minimum required 5,000 square feet.
 - d. Section 12.21.C.1, to permit more than 50% of the required front yard to be paved.
4. Pursuant to Section 12.20.2 a **Coastal Development Permit** for a lot line adjustment.

5. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.

Proposed Project:

No new construction is proposed. The application involves the following discretionary requests made in connection with a pending Lot Line Adjustment case (AA-2003-5623-PMEX) involving two lots located within the boundaries of the Venice Coastal Zone Specific Plan Area. The application is intended to address certain substandard conditions that would be created by the proposed Lot Line Adjustment request. The existing duplex will remain at its current location.

Recommended Actions:

1. **Approve a Specific Plan Exception** to permit zero (0) parking spaces in lieu of two covered spaces otherwise required for a single family dwelling located on a lot less than 40 feet wide.
2. **Approve a Variance** to provide relief from any Bureau of Engineering street widening or dedication requirement for a project with no new construction or expansion of the existing use.
3. **Approve an Adjustment** to permit a front yard setback of ten (10) feet in lieu of the otherwise minimum required front yard of 15 feet.
4. **Approve an Adjustment** to permit a rear yard setback of five (5) feet two (2) inches in lieu of the otherwise minimum required rear yard of 15 feet.
5. **Approve an Adjustment** to permit a lot having a minimum width of 33 feet five inches in lieu of a minimum width of 50 feet; and a with a total lot area of 1,595 square feet in lieu of the minimum required 5,000 square feet.
6. **Approve an Adjustment** to permit more than 50% of the required front yard to be paved.
7. **Approve a Coastal Development Permit** for a lot line adjustment.
8. **Approve a Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan
9. **Adopt** Mitigated Negative Declaration No. 2007-3162-MND.
10. **Adopt** the attached Findings.
11. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Applicant: Gilbert and Maria Ayala; Representative: Howard Robinson

Kevin Jones, (213)-978-1172

8. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING 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.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject.

- (b) For agendaized matters, up to two (2) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, June 18, 2008** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 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. 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 three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.