

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 18, 2009, 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**

**Glenda E. Martinez, President
Joyce L. Foster, Vice-President
Sophia Chang, Commissioner
Erica Teasley Linnick, Commissioner
Vacant, Commissioner**

Carmen Montgomery, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s). 3, 4, 5, 6

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 February 18, 2009

3. **ZA-2008-2691-ZAA-1A**

CEQA: ENV-2008-2693-CE
Plan: Venice

Council District: 1

Expiration Date: 4-1-09

Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: 724 Superba Avenue

An appeal from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.28, for the approval of an Adjustment from Section 12.09-C 3 to permit the existing single-family dwelling and the additions thereto to observe a reduced rear yard setback of 5 feet in lieu of the required 15 feet; and an Adjustment from Section 12.21-C 2(b) to permit a reduced passageway of 4 feet 2 inches, in lieu of the required 9 feet 6 inches, all in conjunction with the construction use and maintenance of a second dwelling unit at the rear of an existing single-family dwelling on a 3,600 square-foot lot zoned R2-1, and **find** that the project is Categorically Exempt pursuant to Class 8, Category 10, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

APPLICANT: Douglas Van Pierson

APPELLANT: Cary Gries

Recommended Actions:

Deny the appeal; **sustain** the decision of the Zoning Administrator for **approval** of an Adjustment to permit a reduced rear yard setback of 5 feet in lieu of the required 15 feet; and to permit a reduced passageway of 4 feet 2 inches in lieu of the required 9 feet 6 inches, for construction of a second dwelling unit at the rear of an existing single family dwelling on a 3,600 square-foot lot zoned R2-1, and **find** that the project is Categorically Exempt pursuant to Class 8, Category 10, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Staff: Linn Wyatt (213) 978-1318

4. **ZA-2007-3758-F-1A**
CEQA: ENV-2007-3759-CE
Plan: Venice

Council District: 11
Expiration Date: 4-9-09
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: **612 San Juan Avenue**

An appeal from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval to permit construction, use and maintenance of a maximum 6-foot high fence and pedestrian gate, within the front yard setback area of property located in the RD1.5 Zone and **find** that the project is Categorically Exempt pursuant to Class 3, Category 6, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

APPLICANT: Tara Nicole Weyr

APPELLANT: same

Recommended Actions:

Deny the appeal; **sustain** the decision of the Zoning Administrator pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval to permit construction, use and maintenance of a maximum 6-foot high fence and pedestrian gate, within the front yard setback area of property located in the RD1.5 Zone and **find** that the project is Categorically Exempt pursuant to Class 3, Category 6, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Staff: Anik Charron (213) 978-1307

5. **ZA-2006-9420-CU-ZV-PAD-1A**
CEQA: ENV-2006-9421-MND
Plan: West Los Angeles

Council District: 11
Expiration Date: 4-6-09
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: **9815 West National Boulevard**

An appeal from the Zoning Administrator's decision:

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,27, in denial of a request to allow the exterior walls and doors of a ground floor that front adjacent streets with 0% transparent windows in lieu of at least fifty percent as required in Section 12.22-A,23(a)(3), and a request to allow a landscaped area ranging 0 feet to 10 feet in lieu of the required 5 feet along all street frontages of the lot and on the perimeters of all parking areas of the lot, which abut a residential zone or use as required in Section 12.22-A,23(a)(10)(i) and;

2. Pursuant to Los Angeles Municipal Code Section 12.24-W,27, the approval of a conditional use authorizing commercial corner development adjoining a residentially zoned lot, to allow the continued 24 hour operation and;

3. Pursuant to Los Angeles Municipal Code Section 12.24-W,37, the approval of a conditional use to allow additional parking stalls to be added in an existing parking lot in an R1 Zone and the continued use of an R1 zoned portion of the site for surface parking with a reduced front yard and;

4. Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, the denial of a variance from Section 12.21-A,4 of the Municipal Code to provide 14 parking spaces in lieu of the 19 spaces required; and a variance from Section 12.08-A to allow the trash and recycling area to be located within the R1 Zone and;

5. Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, the approval of a variance to permit a portion of the proposed gas pump canopy to project 1.5 to 2.5 feet into the portion of the site, which is zoned as an R1 Zone and;

6. Pursuant to Los Angeles Municipal Code Section 12.24-M, the approval of the sale of beer and wine for off-site consumption between the hours of 6 a.m. and 12 midnight daily at a market as proposed by the applicant and as is permitted by the Alcoholic Beverage Control; all in conjunction with the redevelopment of an existing gas station and a market in a C2-1 Zone and surface parking in the R1 zoned portion of the property; and adopt Mitigated Negative Declaration ENV-2006-9421-MND as the environmental clearance for the project as recommended by City staff.

APPLICANT: National Oil Company; Representative: Jeff Appel

APPELLANT: same

Recommended Actions:

Deny the appeal; **sustain** the decision of the Zoning Administrator regarding the various actions requested for a Conditional Use and Variance for redevelopment of a gas station and market in the C1-1 zone and surface parking in the R1 zone, and adopt Mitigated Negative Declaration ENV-2006-9421-MND as the environmental clearance for the project as recommended by City staff.

Staff: Sue Chang (213) 978-3304

6. DIR 2008-1162-BSA-1A

CEQA: N/A

Plan: Venice

Council District: 11

Expiration Date: 4-9-09

Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: 861 Burrell Street

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Section 12.26-K of the Municipal Code, in denying the appeal of Fabiola Wright from the action of the Department of Building and Safety in issuing a building permit for the construction, use and maintenance of a 201 square-foot, 15-foot 8-inch high, accessory storage building observing 2.5-inch rear and 4-inch side yard setbacks on property located in the R1 Zone. The Zoning Administrator found that the Department of Building and Safety, **did not err** in issuing the building permit in connection with the construction of the accessory storage building in compliance with applicable sections of the Planning and Zoning Code, thereby affirming the action of the Department of Building & Safety; and **find** the Department of Building and Safety environmental review as the recommended clearance for the proposed project.

Applicant: Fabiola Wright; Representative: Law Offices of Robert S. Fink

Appellant: same

Recommended Actions:

Deny the appeal; **sustain** the Zoning Administrator's pursuant to the provisions of Section 12.26-K of the Municipal Code, in **denying** the appeal of Fabiola Wright from the action of the Department of Building and Safety in issuing a building permit for the construction, use and maintenance of a 201 square-foot, 15-foot 8 inch high, accessory storage building observing 2.5-inch rear and 4-inch side yard setbacks on property located in the R1 Zone. The Zoning Administrator found that the Department of Building and Safety **did not err** in issuing the building permit in connection with the construction of the accessory storage building in compliance with applicable sections of the Planning and Zoning Code thereby affirming the action of the Department of Building and Safety; and **find** the Department of Building and Safety environmental review as the recommended clearance for the proposed project.

Staff: Anik Charron (213) 978-1307

7. 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 agendized 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, April 1, 2009** 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.