

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 20, 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
Thomas M. Donovan, Commissioner
Erica Teasley Linnick, Commissioner**

Carmen Montgomery, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s). 3 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

3. **ZA-2008-1782-ZAD-1A**

CEQA: ENV-2007-1026-MND-REC
Plan: Bel Air-Beverly Crest

Council District: 5

Expiration Date: 4-21-09 (extended)

Appeal Status: Not further appealable

CONTINUED FROM APRIL 15, 2009 MEETING

PUBLIC HEARING

Project Location: 1690 North Summitridge Drive

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,21, for the denial of the Zoning Administrator's Determination to allow construction, use and maintenance of developments on two parcels and a single-family dwelling unit on a 137,006 square-foot lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet as otherwise required by Section 12.21-A,17(e)(2) of the Municipal Code; and the denial of the Zoning Administrator's Determination to allow construction, use and maintenance of developments on two parcels and a single family dwelling unit on a 137,006 square- foot lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required by Section 12.21-A,17(e)(3) of the Municipal Code, and deny Mitigated Negative Decision ENV 2007-1026-MND-REC as the environmental clearance for the project as recommended by City Staff.

APPLICANT: Enayat Ahdott, MEEM Management, LLC

APPELLANT: Enayat Ahdott, MEEM Management, LLC
Representative: Kevin K. McDonnell, Esq., Jeffer Mangels Butler & Marmaro LLP

Recommended Actions:

Deny the appeal; **sustain** the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination for the construction, use and maintenance of developments on two parcels and a single-family dwelling unit on a 137,006 square-foot lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet as otherwise required, and the Zoning Administrator's Determination for denial of the construction, use and maintenance on a 137,006 square-foot lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required, and consider Mitigated Negative Decision ENV 2007-1026-MND-REC as the environmental clearance for the project as recommended by City Staff.

Staff: Sue Chang - (213) 978-3304

4. **ZA-2008-3794-ZAD-1A**
CEQA: ENV-2008-3795-CE
Plan: Brentwood

Council District: 11
Expiration Date: 4/28/09 (extended)
Appeal Status: Not further appealable

PUBLIC HEARING – Completed on January 26, 2009

Project Location: 16943 Dulce Ynez Lane

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7 for denial of a Zoning Administrator's Determination to permit a fence 8 feet in height within the front yard setback in lieu of the maximum permitted height of 3 feet 6 inches, 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: Illana Behrend

APPELLANT: same

Recommended Actions:

Deny the appeal, **sustain** the decision of the Zoning Administrator for denial of a Zoning Administrator's Determination to permit a fence 8 feet in height within the front yard setback in lieu of the maximum permitted height of 3 feet 6 inches, 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: Pat Brown - (213) 978-1306

5. **VTT-67054-CN-DB-1A**
CEQA: ENV-2006-8019-MND
Plan: Brentwood-Pacific Palisades

Council District: 11
Expiration Date: 6/09/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Project Location: 11676 West Chenault Street

Proposed Project:

A maximum 36 units with 2 units set aside for very low income affordability on a 0.548 acre site.

Requested Actions:

Three APPEALS FROM the decision by the Advisory Agency in approving VTT 60461-CN-DB.

Recommended Actions:

1. Grant appeal I. in part by modifying finding (d).
2. Grant appeal II. by adding conditions C-5 and C-6.
3. Deny appeal III.
4. Sustain the action of the Deputy Advisory Agency in approving Vesting Tentative Tract 67054-CN DB.
5. Modify the grant clause by adding;...The Deputy Advisory Agency as designee of the Director of Planning approves a Density Bonus on the site in compliance with SB1212 and 12.22-A. 25 of the Los Angeles Municipal code.

6. Modify the conditions of approval of the Deputy Advisory Agency.
7. Modify the findings of the Deputy Advisory Agency.
8. Adopt ENV-2006-8019-Mitigated Negative Declaration.

Applicant: Chenault Partners LLC

Appellants: 1) Sally Schaefer Trust; 2) Susan Shain, Glenn Ardizzone and; 3) Claudine Simha

Staff: Michael Young (213) 978-1362

5. 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, June 3, 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.