

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 7, 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

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3 and 4.

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.

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

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

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>.

In the case of a Commission meeting cancellation, all 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.

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 agendized 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. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of the minutes from September 2 and 16, 2009

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

CEQA: ENV-2007-1026-MND-REC

Plan: Bel Air-Beverly Crest

Council District: 5

Expiration Date: 10/7/09

Appeal Status: Not further appealable

CONTINUED FROM JULY 15, 2009

PUBLIC HEARING

Project Location: 1690 North Summitridge Drive

Requested Action:

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 denial of 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. [APCW-2008-2916-SPE-ZAA-CDP-SPP](#)
Related Case: AA-2008-2875-PMLA-SL

CEQA: ENV-2008-2876-ND

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

PUBLIC HEARING HELD ON AUGUST 28, 2009

Location: 614 E. Flower Avenue

Project: No new construction is proposed. The property is an approximately 5,793 square-foot lot zoned RD1.5-1 and is currently developed with two houses which have been remodeled and expanded. The following entitlements are requested in conjunction with a proposed Parcel Map which intends to split the property via a Small Lot Subdivision to create two single family properties [Note: A separate hearing was held on July 23, 2009 before the Advisory Agency for Parcel Map Case No. AA-2008-2875-PMLA-SL]. The site is located within the Oakwood subarea of the Venice Coastal Zone Specific Plan.

Requested Action:

1. Pursuant to Section 11.5.7 of the Municipal Code an Exception from Section 10 G.4 of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit vehicular access from Flower Avenue rather than from the alley as is otherwise required.
2. Pursuant to Section 12.28 C of the Municipal Code, an Adjustment from Section 12.21 C.1(g) to permit parking to be provided within the front yard setback of the parcel fronting on Flower Avenue (identified as proposed parcel A) which is otherwise not permitted.
3. Pursuant to Section 12.28 C of the Municipal Code, an Adjustment from Section 12.09.1 B and from 12.22 C.27(a) to permit continued use and maintenance of an existing three foot side yard for both proposed parcels in lieu of the minimum five foot setback which is otherwise required between lots not created pursuant to the Small Lot Subdivision procedures.
4. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit for a Parcel Map for the above reference project.
5. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration ENV-2008-2876-ND.

APPLICANT: Daniel Fierro
Representative: Robert Lamishaw, JPL Zoning Services Inc.

Recommended Action:

1. **Approve** the Specific Plan Exception.
2. **Approve** the Zoning Administrator Adjustments.
3. **Approve** the Coastal Development Permit.
4. **Approve** the Specific Plan Project Permit.
5. **Adopt** the Findings and Conditions.
6. **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.
7. **Adopt** Negative Declaration ENV-2008-2876-ND.

Staff: Andrew Montealegre (213) 978-1396

4. 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, October 21, 2009** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 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. 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.