

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, May 20, 2009
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 Commission Vice-President Joyce Foster at 4:40 p.m.

Commissioners present: Thomas Donovan, Joyce Foster, Erica Teasley Linnick

Commissioners absent: Sophia Chang, Glenda Martinez

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar – None

B. Commission Request

Motion: Request to have Case No. APCW-2007-2398-ZC-ZAA reconsidered from the May 6, 2009 meeting and re-agenized for the meeting of June 3, 2009.

Moved: Foster
Seconded: Donovan
Ayes: Linnick
Absent: Chang, Martinez

Vote: 3-0

Motion: Request to have Case No. ZA-2007-0743-CDP-ZV-ZAA-SPP-MEL-1A reconsidered from the May 6, 2009 meeting and re-agenized for the meeting of June 3, 2009. Commissioner Foster stated reconsideration for this project will be granted only if the owner will allow staff to inspect the site before the next regularly scheduled meeting of June 3, 2009.

Moved: Foster
Seconded: Linnick
Ayes: Donovan
Absent: Chang, Martinez

Vote: 3-0

3. **ZA-2008-1782-ZAD-1A** **Council District: 5**
CEQA: ENV-2007-1026-MND-REC **Expiration Date: 4-21-09 (extended)**
Plan: Bel Air-Beverly Crest **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.

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.

APPLICANT: Enayat Ahdott, MEEM Management, LLC

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

Staff: Sue Chang - (213) 978-3304

Motion: To Continue to July 15, 2009

Moved: Foster
Seconded: Linnick
Ayes: Donovan
Absent: Chang, Martinez

Vote: 3-0

4. **ZA-2008-3794-ZAD-1A** **Council District:** 11
CEQA: ENV-2008-3795-CE **Expiration Date:** 4/28/09 (extended)
Plan: Brentwood **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 ENV-2008-3795-CE pursuant to Class 3, Category 6, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

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 ENV-2008-3795-CE pursuant to Class 3, Category 6, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

APPLICANT: Illana Behrend

APPELLANT: same

Staff: Pat Brown - (213) 978-1306

DISCUSSION

Motion: To Deny Appeal, sustain the Zoning Administrator's decision for denial.

Moved: Donovan

Seconded: Linnick

Ayes: Foster

Absent: Chang, Martinez

Vote: 3-0

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

DISCUSSION

Motion: To Grant the Appeals

Moved: Donovan

Seconded: Foster

Ayes: Linnick

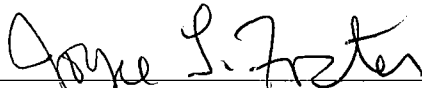
Absent: Chang, Martinez

Vote: 3-0

6. PUBLIC COMMENT PERIOD

No speakers addressed the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission the meeting adjourned at 6:45 p.m.



Joyce L. Foster, Vice-President



Carmen Montgomery, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on 