

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, May 6, 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 TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President Glenda Martinez at 4:33 p.m.

Commissioners present: Sophia Chang, Thomas Donovan, Joyce Foster, Erica Teasley Linnick, and Glenda Martinez

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Charlie Rausch provided a status update regarding budget issues and Community plans.

2. COMMISSION BUSINESS

A. Advance Calendar – No Changes

B. Minutes of April 1, 2009

Motion: To Approve the Minutes of April 1, 2009

Moved: Foster

Seconded: Martinez

Ayes: Chang, Linnick

Abstain: Donovan

Vote: 4-0

Note: Commissioner Donovan was not present for the meeting of April 1, 2009, therefore he abstained from voting on the Minutes of April 1, 2009.

Motion: To Approve the Minutes of April 15, 2009

Moved: Foster

Seconded: Linnick

Ayes: Chang, Donovan, Martinez

Vote: 5-0

3. **APCW-2007-2398-ZC-ZAA**
CEQA: ENV-2007-2399-MND
Plan: West Los Angeles

Council District: 5
Expiration Date: 3-7-09
Appeal Status: Further appealable to
City Council

CONTINUED FROM APRIL 1, 2009 MEETING

PUBLIC HEARING – Completed on January 26, 2009

Project Location: 2136-2140 S. Westwood Boulevard

Proposed Project:

Demolition of existing commercial buildings and construction of a new 49,620 square foot mixed-use development, four-stories (44-feet in height plus a 42" parapet wall), consisting of approximately 7,950 square feet of ground floor retail space and 45 residential units. The Project will provide 116 parking spaces in a two level subterranean parking garage. The Project site consists of approximately 18,900 square feet of lot area located on three contiguous lots currently classified in the C4-1VL-POD Zone and located within the Westwood/Pico Neighborhood Overlay District.

Requested Actions:

1. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from** C4-1VL-O-POD (Commercial Zone) to RAS4-1VL-O-POD (Residential/Accessory Services Zone).
2. Pursuant to Section 12.28 of the Municipal Code, **Adjustments** from the following Sections of the Municipal Code:
 - a. Section 13.07.E.5.a to permit a residential building with zero setback for that portion exceeding 40-feet height in lieu of the minimum 20-foot setback otherwise required from the front property line for a building in a pedestrian oriented district.
 - b. Section 12.21.G.2 to permit a reduction in open space to 3,820 square feet in lieu of the minimum 4,775 required for this project.
 - c. Section 12.22.C.20.f.3 to permit an over in height wall of 8-feet from the lowest adjacent grade in lieu of the maximum 6-feet permitted.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration for the above project.

Recommended Actions:

1. Disapprove the requested Zone Change from C4-1VL- POD to RAS4-1VL-POD.
2. Approve and Recommend that the City Council adopt a Zone Change from C4-1VL-POD to RAS3-1VL-POD.
3. Approve a Director's Determination in lieu of the requested Adjustment to permit a residential building with zero setback for that portion exceeding 40-feet height in lieu of the minimum 20-foot setback otherwise required from the front property line for a building in a pedestrian oriented district.
4. Approve the requested Adjustment to permit reduced open space of 3,820 square feet in lieu of the minimum 4,775 square feet required for this Project.
5. Approve the requested Adjustment to permit an over in height wall of 8-feet in lieu of the maximum 6-feet permitted.
6. Approve and Recommend that the City Council adopt Mitigated Negative Declaration ENV-2007-2399-MND.

Applicant: Westwood 3 LLC / Halco Management Inc.;
Representative: Darryl L. Fisher, Fisher and Associates, Inc.

Staff: David Olivo - (213) 978-1197

DISCUSSION

Staff presented case.

Lengthy discussion ensued between Commissioners' and Staff.

Commissioners' Foster and Donovan expressed concern regarding the following issues:

Environmental traffic impacts, land use consistency, establishing precedent by allowing four story units in the area, open space reduction, shadow analysis, setback issues, affordable housing, aesthetic scale and design, RAS 3 and RAS 4 FAR and height designations, and the balconies at the rear of the property.

Commissioner Foster also requested a fact sheet regarding RAS 3 RAS 4 projects and further discussion of their definition, and advised this project should be built expressly to code, with no concessions allowed.

Public testimony allowed.

Rebuttal provided by Applicant's representative.

Motion:

1. To Disapprove the requested Zone Change from C4-1VL- POD to RAS4-1VL-POD.
2. To Approve and Recommend that the City Council adopt a Zone Change from C4-1VL-POD to RAS3-1VL-POD.

3. To Disapprove a Director's Determination in lieu of the requested Adjustment to permit a residential building with zero setback for that portion exceeding 40-feet height in lieu of the minimum 20-foot setback otherwise required from the front property line for a building in a pedestrian oriented district.
4. To Disapprove the requested Adjustment to permit reduced open space of 3,820 square feet in lieu of the minimum 4,775 square feet required for this Project.
5. To Approve the requested Adjustment to permit an over in height wall of 8-feet in lieu of the maximum 6-feet permitted.
6. To Approve and Recommend that the City Council adopt Mitigated Negative Declaration ENV-2007-2399-MND.

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

Vote: 5-0

4. **ZA-2007-0743-CDP-ZV-ZAA-SPP-MEL-1A**

CEQA: ENV-2008-1556-CE

Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 5-13-09

Appeal Status: ZV further appealable if approved

PUBLIC HEARING – Completed on May 21, 2008

Project Location: 2812-2818 Grand Canal

An appeal of the Zoning Administrator's decision approving **1)** A Coastal Development Permit to permit the continued use and maintenance of four existing dwelling units in connection with Parcel Map AA-2007-0624-PMLA for the subdivision of two parcels with two existing units to remain on each parcel in lieu of the one permitted by the RW1 Zone; **2)** Zone Variances to: (a) permit two dwelling units in lieu of the one dwelling unit permitted in the RW1 Zone on Parcel A and on Parcel B of Parcel Map AA-2007-0624-PMLA; and (b) permit a reduction in the required parking to allow two enclosed parking spaces for the two dwelling units on Parcel A and two parking spaces for the two dwelling units on Parcel B in lieu of the two parking spaces per dwelling unit required; **3)** A Zoning Administrator Adjustment to permit a reduced side yard of two feet three inches in lieu of the required 3-foot side yard for the attached dwellings on Parcel B; and, **4)** A Project Permit Compliance to the Venice Coastal Specific Plan to permit the continued use and maintenance of the existing dwelling units in conjunction with Parcel Map AA-2007-0624-PMLA.

Recommended Actions

Deny the appeal, **sustain** the action of the Zoning Administrator in approving ZA 2007-0743-CDP-ZV-ZAA-SPP-MEL; modify the conditions of approval of the Zoning Administrator to include a new Condition No. 11 to require one additional parking space; adopt the findings of the Zoning Administrator; and, ADOPT ENV-2007-0625-Mitigated Negative Declaration.

Applicant: Kathy Magee
Appellant: Keith Stephenson
Staff: Mark Woersching - (213) 978-3304

DISCUSSION

***Note: Prior to Staff presenting case an announcement was made advising Coastal Development was further appealable.**

Discussion ensued.

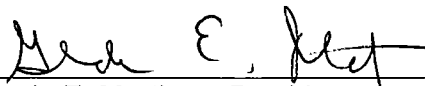
Motion: To Deny in part and Approve in part; Disapprove Variance for Parcel B and Approve Variance for Parcel A.

Moved: Foster
Seconded: Martinez
Ayes: Chang, Linnick, Donovan
Vote: 5-0

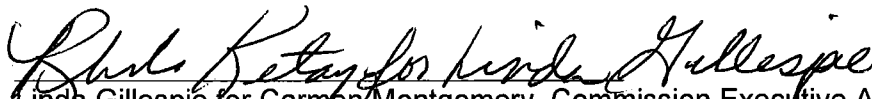
5. PUBLIC COMMENT PERIOD

No speakers addressed the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission the meeting adjourned at 7:05 p.m.



Glenda E. Martinez, President



Linda Gillespie for Carmen Montgomery, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on June 3, 2009