

**OFFICIAL**  
**CITY OF LOS ANGELES**  
West Los Angeles Area Planning Commission Minutes  
Wednesday, April 15, 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 4:35 p.m.**

**Commissioners present:** Sophia Chang, Thomas Donovan, Joyce Foster, Erica Teasley Linnick, Glenda Martinez (5)

**1. DEPARTMENTAL REPORT - ITEMS OF INTEREST**

NONE

**2. COMMISSION BUSINESS**

- A. Advance Calendar – No Changes
- B. Commission Requests - Commissioner Chang requested to be excused from the meeting of May 20, 2009.
- C. Minutes of March 18, 2009

**Motion:** To Approve the Minutes of March 18, 2009

**Moved:** Foster

**Seconded:** Martinez

**Ayes:** Chang

**Vote:** 3-0

**Note:** Commissioner Donovan and Linnick wasn't present for the meeting of March 18, 2009, therefore each abstained from voting on the Minutes of March 18, 2009.

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

**Council District:** 5  
**Expiration Date:** 4-6-09  
**Appeal Status:** Not further appealable

CONTINUED FROM MARCH 18, 2009 MEETING

**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 RECOMMENDATION: To Deny the Appeal  
Sue Chang - (213) 978-3304

### DISCUSSION

Discussion ensued.

**Motion: To grant the appeal in part** for a variance request for trash bins and recycling bins to be located in an R1Zone and accept the applicants withdrawal of the request for a variance to allow canopy projection of 1.522.5 into a residential portion and **modify** mitigation measures that requires trash bins location to be 50 feet away from residential property; and make findings to support variance approval for trash bins in a R1Zone.

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

**Vote:** 4-0

4. **ZA-2008-1554-CDP-ZV-ZAA-1A** **Council District:** 11  
CEQA: ENV-2008-1556-CE **Expiration Date:** 5-13-09  
**Plan:** Brentwood-Pacific Palisades **Appeal Status:** ZV further appealable if approved

### **PUBLIC HEARING**

**Project Location:** 309 North East Rustic Road; 255 West Channel Road

**An appeal** of the Zoning Administrator's decision, **1)** pursuant to Los Angeles Municipal Code Section 12.20.2, for the denial of a Coastal Development Permit to allow two carports and bridges, portions of which will be located over the Los Angeles County Flood Control Channel in the R1-1 Zone within the dual permit jurisdiction of the California Coastal Zone, and **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of a Variance from Section 12.08-A,7 to permit the construction, use and maintenance of two carports and bridges for off-site parking on the Los Angeles County Flood Control Channel in the R1-1 Zone without an associated main use on the same lot, and **3)** pursuant to the provisions of Section 12.28, for the denial of a Zoning Administrator's Adjustment from Section 12.08-C,2 to allow a 0-foot side yard setback in lieu of the required 6 feet for the carports and bridges; and a Zoning Administrator's Adjustment from Section 12.21-C,5(b) to allow said carports and bridges to be located within the required front and side yards in lieu of the rear one-half of the lot, and find the project is Categorically Exempt pursuant to Class 3, Category 6, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

APPLICANT: Department of Public Works, County of Los Angeles Flood Control  
Representative: Donnal Poppe of Permitage

APPELLANT: Tim McDaniel and Diane Durate  
Representative: Donnal Poppe of Permitage

**Recommended Actions:**

**Deny** the appeal, **sustain** the Zoning Administrator's decision, **1)** for the denial of a Coastal Development Permit to allow two carports and bridges, portions of which will be located over the Los Angeles County Flood Control Channel in the R1-1 Zone within the dual permit jurisdiction of the California Coastal Zone, and **2)** for the denial of a Variance to permit the construction, use and maintenance of two carports and bridges for off-site parking on the Los Angeles County Flood Control Channel in the R1-1 Zone without an associated main use on the same lot, and **3)** for the denial of a 0-foot side yard setback in lieu of the required 6 feet for the carports and bridges; and carports and bridges to be located within the required front and side yards in lieu of the rear one-half of the lot; and find the project is Categorically Exempt pursuant to Class 3, Category 6, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

STAFF RECOMMENDATION: To Deny the Appeal  
Sue Chang - (213) 978-3304

**DISCUSSION**

Discussion ensued.

**Motion:** To grant the appeal in part to allow only one bridge to be constructed over the Los Angeles County Flood Control Channel to be used for the parking for the property located at 255 West Channel Road.

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

**Vote:** 5-0

5. **ZA-2008-1782-ZAD-1A**  
CEQA: ENV-2007-1026-MND-REC  
Plan: Bel Air-Beverly Crest

**Council District:** 5  
**Expiration Date:** 4-21-09  
**Appeal Status:** Not further appealable

**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 deny Mitigated Negative Decision ENV-2007-1026-MND-REC as the environmental clearance for the project as recommended by City Staff.

STAFF RECOMMENDATION: To Deny the Appeal  
Sue Chang - (213) 978-3304

**Motion:** To Continue to **May 20, 2009**

**Moved:** Foster

**Seconded:** Martinez

**Ayes:** Chang, Donovan, Linnick

**Vote:** **5-0**

6. **APCW-2007-4946-SPE-SPP**  
CEQA: ENV-2007-4947-ND  
Plan: Westwood

**Council District: 5**  
**Expiration Date: 11/08/08**  
**Appeal Status: Appealable to City Council**

**PUBLIC HEARING – Completed on September 26, 2008**

**Project Location: 447 S. Landfair Avenue**

**Proposed Project:**

Continued use and maintenance of eleven dwelling units (an existing 10 unit apartment building and an additional 11th unit). The additional unit is proposed as a University Unit and will provide zero additional parking spaces. The proposed project is located on a 7,988 square foot lot classified in the [Q]R4-1VL zone and also located within the North Westwood Village Specific Plan area.

**Requested Actions:**

1. Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from Section 5.C of the North Westwood Village Specific Plan (Ordinance No. 163,202) to permit zero additional parking space(s) in lieu of the 2½ parking spaces per unit otherwise required.
2. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** determination with the North Westwood Village Specific Plan to permit the continued use and maintenance of an existing dwelling unit as a University Unit.

**Recommended Actions:**

1. **Disapprove as filed.**
2. **Adopt Negative Declaration No. ENV 2007-4947-ND and associated Environmental Findings.**
3. **Approve an Exception** from Section 5.C of the North Westwood Village Specific Plan to permit zero additional parking spaces in lieu of the 2½ parking spaces per unit otherwise required.
4. **Approve a Project Permit Compliance** determination with the North Westwood Village Specific Plan to permit the continued use and maintenance of an existing dwelling unit as a University Unit.
5. **Adopt the attached Findings.**
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.

APPLICANT: Susan Choueke  
Lynda Smith - (213) 978-1170

**Motion:** To Disapprove the project and deny the exception.

**Moved:** Foster

**Seconded:** Martinez

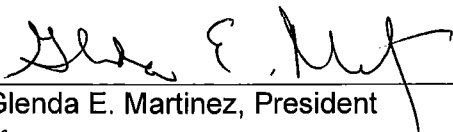
**Ayes:** Chang, Donovan, Linnick

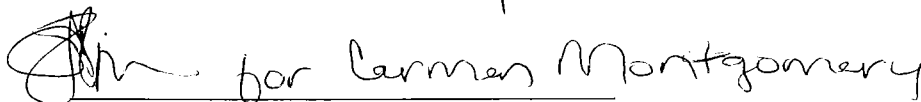
**Vote:** 5-0

**7. 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 7:03 p.m.

  
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Glenda E. Martinez, President

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

Adopted on 5/6/2009