

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 1, 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, Joyce Foster, Erica Teasley Linnick, Glenda Martinez; (4)

Commissioner, Vacant (1)

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Besty Weissman of Planning Department provided an update regarding the Citywide Planning Commission approval of the hall sign ordinance package and the extension of the baseline mansionization protection.

2. COMMISSION BUSINESS

A. Advance Calendar – No Changes

B. Commission Requests – This is a follow-up to a request made by Commissioner Foster at the meeting of March 18, 2009. Commissioner Foster provided the address of 1500 Purdue and 11364 Ohio Avenue - Case No. TT-62777-1A heard before West L.A. on June 6, 2008. Commissioner Foster asked the Department to provide an update regarding a condominium development that displaced the residents in the apartments. Besty Weissman will follow up with Division of Land Section to determine the status of project.

C. Minutes of March 4, 2009

Motion: To Approve the Minutes of March 4, 2009

Moved: Foster

Seconded: Martinez

Ayes: Chang, Linnick

Vote: 4-0

3. **APCW-2007-2398-ZC-ZAA**
CEQA: ENV-2007-2399-MND
Plan: Westwood

Council District: 5
Expiration Date: 3-07-09
Appeal Status: Further Appealable to City Council

CONTINUED FROM MARCH 4, 2009 MEETING

PUBLIC HEARING – Completed on January 26, 2009

Project Location: 2136-2140 S. Westwood Boulevard

Requested Actions:

1. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C4-1VL-POD (Commercial Zone) to RAS4-1VL-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.

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.

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.

STAFF RECOMMENDATION: To Adopt Staff Recommendations
David Olivo - (213) 978-1197

DISCUSSION

Sheila Gershon representing the applicant requested a continuance to May 6, 2009.

Motion: To Continue to **May 6, 2009**

Moved: Foster

Seconded: Martinez

Ayes: Chang, Linnick

Vote: **4-0**

4. **APCW-2008-3264-ZC-ZAA**
CEQA: ENV-2008-3265-MND
Plan: West Los Angeles

Council District: 5
Expiration Date: 4-03-09
Appeal Status: Further Appealable to
City Council

PUBLIC HEARING – Completed on February 9, 2009

Project Location: 2900-2906 S. Sepulveda Boulevard

Requested Actions:

1. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [T] [Q]C2-1 (Tentative Commercial Zone with Qualifications) and P-1 (Automobile Parking Zone) to RAS4-1 (Residential/Accessory Services Zone).
2. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following: Section 12.11.5 C.1 to permit a front yard setback of zero yard setback in lieu of the minimum required five foot front yard setback required per the RAS4 zone.
3. Pursuant to Section 12.21 G.3 of the Municipal Code, a Director's Decision to permit a 10% Reduction in the total required usable open space for the project; 5,175 square feet in lieu of 5,750 square feet.
4. Adopt **Mitigated Negative Declaration No. ENV-2008-3265-MND.**

Proposed Project:

Construction of an approximately 58,000 square-foot building with 48 residential apartment units and 1,500 square feet of ground floor commercial office space. The proposed project would be 5-stories, a maximum height of 68 feet, with 92 on-site parking spaces to be located in a subterranean parking garage and at grade, on a 19,623 square-foot irregular shaped lot. The subject property is currently developed as a surface parking lot.

Recommended Actions:

1. **Disapprove** the requested **Zone Change** from [T] [Q]C2-1 and [T][Q]P-1 to RAS4-1 on Site I as filed.
2. **Approve and Recommend** that the City Council approve the Zone Change from [T][Q]C2-1 and [T][Q] P-1 to (T)(Q)RAS4-1 subject to attached Conditions of Approval the following project modifications:
 - a. Eliminate all balconies on the back of the building, facing the alley.
 - b. Include a loading zone at the rear of the building accessible from the alley;
 - c. Provide the required amount of open space pursuant to Section 12.21.

3. **Approve** the requested **Adjustment** to provide zero foot setbacks on the front side of the proposed project in lieu of minimum five foot setbacks .
4. **Disapprove** the Director's Decision to permit a 10% reduction in the total required usable open space.
5. **Approve** and **Recommend** that the City Council adopt Mitigated Negative Declaration ENV-2008-3265-MND.
6. **Adopt** the attached Findings.
7. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached pages.
8. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

APPLICANT: S. John Dudzinsky, Jr.; Representative: Shahab Ghods,
Plus Architiects

STAFF RECOMMENDATION: To Disapprove Zone Change
Gordon Hamilton - (213) 978-1470

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Adopt Staff Recommendations as modified to Disapprove the requested Zone Change from [T][Q]C2-1 and P-1 to RAS4-1 and approve and recommend that the City Council adopt a Zone Change from [T][Q]C2-1 and P-1 to (T)(Q)RAS4-1 on Site 1.

Moved: Foster
Seconded: Martinez
Ayes: Chang, Linnick

Vote: 4-0

5. **PUBLIC COMMENT PERIOD**

Two speakers addressed the Commission.

There being no further business to come before the West Los Angeles Area Planning Commission the meeting adjourned at 5:35 p.m.



Glenda E. Martinez, President

 for Carmen Montgomery

Carmen Montgomery, Commission Executive Assistant
West Los Angeles Area Planning Commission
Linda Gillespie
Adopted on 5/6/09