

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 18, 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, Glenda Martinez; (3)

Commissioner absent: Erica Teasley Linnick; (1) Vacancy; (1)

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

NONE

2. COMMISSION BUSINESS

A. Advance Calendar – No Changes

B. Commission Requests - Commissioner Foster requested the Department to provide an update regarding a case which was before the West L.A. APC last year, property is located on the corner of Purdue and Ohio, condominium development that displaced the apartment owners.

C. Minutes of February 18, 2009

Motion: To Approve the Minutes of February 18, 2009

Moved: Foster

Seconded: Martinez

Ayes: Chang, Foster, Martinez

Absent: Linnick

Vote: 3-0

3. **ZA-2008-2691-ZAA-1A**
CEQA: ENV-2008-2693-CE
Plan: Venice

Council District: 11
Expiration Date: 4-1-09
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: **724 Superba Avenue**

An appeal from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.28, for the approval of an Adjustment from Section 12.09-C 3 to permit the existing single-family dwelling and the additions thereto to observe a reduced rear yard setback of 5 feet in lieu of the required 15 feet; and an Adjustment from Section 12.21-C 2(b) to permit a reduced passageway of 4 feet 2 inches, in lieu of the required 9 feet 6 inches, all in conjunction with the construction use and maintenance of a second dwelling unit at the rear of an existing single-family dwelling on a 3,600 square-foot lot zoned R2-1, and **find** that the project is Categorically Exempt pursuant to Class 8, Category 10, 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 **approval** of an Adjustment to permit a reduced rear yard setback of 5 feet in lieu of the required 15 feet; and to permit a reduced passageway of 4 feet 2 inches in lieu of the required 9 feet 6 inches, for construction of a second dwelling unit at the rear of an existing single family dwelling on a 3,600 square-foot lot zoned R2-1, and **find** that the project is Categorically Exempt pursuant to Class 8, Category 10, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

APPLICANT: Douglas Van Pierson

APPELLANT: Cary Gries

STAFF RECOMMENDATION: To Deny the Appeal
Linn Wyatt - (213) 978-1318

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny Appeal

Moved: Foster

Seconded: Martinez

Ayes: Chang, Foster, Martinez

Absent: Linnick

Vote: **3-0**

4. **ZA-2007-3758-F-1A**
CEQA: ENV-2007-3759-CE
Plan: Venice

Council District: 11
Expiration Date: 4-9-09
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: **612 San Juan Avenue**

An appeal from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval to permit construction, use and maintenance of a maximum 6-foot high fence and pedestrian gate, within the front yard setback area of property located in the RD1.5 Zone and **find** that the project is Categorically Exempt 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 pursuant to Los Angeles Municipal Code Section 12.24-X.7, for the approval to permit construction, use and maintenance of a maximum 6-foot high fence and pedestrian gate, within the front yard setback area of property located in the RD1.5 Zone and **find** that the project is Categorically Exempt pursuant to Class 3, Category 6, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

APPLICANT: Tara Nicole Weyr

APPELLANT: same

STAFF RECOMMENDATION: To Deny the Appeal
Anik Charron - (213) 978-1307

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny Appeal with modified conditions

Moved: Martinez

Seconded: Foster

Ayes: Chang, Foster, Martinez

Absent: Linnick

Vote: **3-0**

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

Council District: 11
Expiration Date: 4-6-09
Appeal Status: Not further appealable

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.

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.

APPLICANT: National Oil Company; Representative: Jeff Appel

APPELLANT: same

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

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Continue to **April 15, 2009**

Moved: Foster

Seconded: Martinez

Ayes: Chang, Foster, Martinez

Absent: Linnick

Vote: 3-0

6. **DIR 2008-1162-BSA-1A**

CEQA: N/A

Plan: Venice

Council District: 11

Expiration Date: 4-9-09

Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: 861 Burrell Street

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Section 12.26-K of the Municipal Code, in denying the appeal of Fabiola Wright from the action of the Department of Building and Safety in issuing a building permit for the construction, use and maintenance of a 201 square-foot, 15-foot 8-inch high, accessory storage building observing 2.5-inch rear and 4-inch side yard setbacks on property located in the R1 Zone. The Zoning Administrator found that the Department of Building and Safety, **did not err** in issuing the building permit in connection with the construction of the accessory storage building in compliance with applicable sections of the Planning and Zoning Code, thereby affirming the action of the Department of Building & Safety; and **find** the Department of Building and Safety environmental review as the recommended clearance for the proposed project.

Recommended Actions:

Deny the appeal; **sustain** the Zoning Administrator's pursuant to the provisions of Section 12.26-K of the Municipal Code, in **denying** the appeal of Fabiola Wright from the action of the Department of Building and Safety in issuing a building permit for the construction, use and maintenance of a 201 square-foot, 15-foot 8 inch high, accessory storage building observing 2.5-inch rear and 4-inch side yard setbacks on property located in the R1 Zone. The Zoning Administrator found that the Department of Building and Safety **did not err** in issuing the building permit in connection with the construction of the accessory storage building in compliance with applicable sections of the Planning and Zoning Code thereby affirming the action of the Department of Building and Safety; and **find** the Department of Building and Safety environmental review as the recommended clearance for the proposed project.

APPLICANT: Fabiola Wright; Representative: Law Offices of Robert S. Fink

APPELLANT: same

STAFF RECOMMENDATION: To Deny the Appeal
Anik Charron - (213) 978-1307

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny Appeal

Moved: Martinez

Seconded: Chang

Ayes: Chang, Foster, Martinez

Absent: Linnick

Vote: 3-0

7. PUBLIC COMMENT PERIOD

No speakers or none.

There being no further business to come before the West Los Angeles Area Planning Commission the meeting adjourned at 7:15 p.m.



Glenda E. Martinez, President



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

Adopted on April 15, 2009