

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 4, 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 Vice-President Glenda Martinez at 4:32 p.m.

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

Vacancy: One (1)

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

NONE

2. COMMISSION BUSINESS

A. Election of Officers

President: Glenda E. Martinez

Moved: Foster

Seconded: Linnick

Ayes: Chang, Foster, Linnick, Martinez

Vote: 4-0

Vice President: Joyce L. Foster

Moved: Martinez

Seconded: Linnick

Ayes: Chang, Foster, Linnick, Martinez

Vote: 4-0

B. Advance Calendar - No Changes

C. Commission Requests – None

3. **DIR-2008-4174-DRB-SPP-1A**

Related Cases: DIR-2007-5032-DRB-SPP
DIR-2008-5036-BSA & DIR-2008-2623-DRB-SPP
CEQA: ENV-2008-4175-CE
Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 3-15-09

Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 18, 2009 MEETING

Public Hearing – Completed on February 18, 2009

Project Location: 11906-11920 San Vicente Boulevard

Requested Actions:

Pursuant to Section 11.5.7 and 16.50 of the Municipal Code, a Design Review and Project Permit Compliance determination with the San Vicente Scenic Corridor Specific Plan.

Proposed Project:

An appeal of the Director of Planning's approval of a **Design Review and Project Permit Compliance** for the construction of a new one-story retail building with a basement, parking lot, and new landscaping; as well as, the exterior renovation of an existing one-story commercial building, new landscaping, and a sign program.

Recommended Actions:

Deny the appeal; **sustain** the Director's Determination (Exhibit B); adopt the attached Findings; and **Find** that Categorical Exemption ENV-2008-4175-CE is the adequate environmental clearance for the project as recommended by City staff.

APPLICANT: Four Sided Properties; Representative: Carlos Rocha

APPELLANT: Donald Keller

STAFF RECOMMENDATION: To Approve Staff Recommendations
Susan Robinson - (213) 978-1173

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny a Request for a Continuance

Moved: Foster

Seconded: Linnick

Ayes: Foster, Linnick Martinez

Absent: Chang

Vote: 3-0

Motion: To Deny Appeal, sustain Director's Determination, adopt Findings, and find the Categorical Exemption ENV-2008-4175-CE is the adequate environmental clearance for the project as recommended by City staff.

Moved: Martinez

Seconded: Linnick

Ayes: Foster, Linnick, Martinez

Absent: Chang

Vote: 3-0

Commissioner Chang was not allowed to participate in this decision of the above case because she was not present at the previous discussion on the matter at our regular scheduled meeting on February 18, 2009.

4. **ZA-2008-0231-CUW-1A**
CEQA: ENV-2008-0230-CE
Plan: Westwood

Council District: 5
Expiration Date: 1-19-09 (Extended)
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: 10309 Santa Monica Boulevard

An appeal from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,49, in denying a conditional use application to establish a wireless telecommunications facility on property that is classified in the [Q]C2-1VL-O Zone and denial of the Categorical Exemption No. ENV-2008-0230-CE.

Recommended Actions:

Deny the appeal; **sustain** the decision of the Zoning Administrator for **denial** of the proposed wireless telecommunications facility on property in the [Q]C2-1VL-O Zone and **consider** Categorical Exemption No. ENV-2008-0230-CE the environmental clearance for the project as recommended by City staff.

APPLICANT: General Partnership; Representative: Jermaine Taylor, Metro PCS

APPELLANT: Royal Street Communications CA, LLC; Representative: Kerri Simmons

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

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny Appeal; sustain the decision of the Zoning Administrator; and consider categorical exemption No. ENV-2008-0230-CE the environmental clearance for the project as recommended by City staff.

Moved: Foster

Seconded: Martinez

Ayes: Chang, Foster, Linnick, Martinez

Vote: 4-0

5. **DIR 2008-2468-BSA-1A**

CEQA: N/A

Plan: Venice

Council District: 11

Expiration Date: 2-21-09 (Extended)

Appeal Status: Not Further Appealable

PUBLIC HEARING

Project Location: 52 East Windward Avenue

An appeal of the Zoning Administrator's findings:

1. Pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, a determination that the Department of Building and Safety **did not err** in citing the establishment for failure to secure a Certificate of Occupancy for use of the basement.
2. Pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, a determination that the Department of Building and Safety **did not err** in its decision that a Conditional Use Permit for the service of alcohol is required for the basement portion of the establishment.

Recommended Actions:

Deny the appeal; **sustain** the Zoning Administrator's decision that the Department of Building and Safety **did not err** in citing the establishment for failure to secure a Certificate of Occupancy for use of the basement; and that the Department of Building and Safety **did not err** in its determination that a Conditional Use Permit for the service of alcohol is required for the basement portion of the establishment and **consider** the Building and Safety recommended environmental clearance.

APPLICANT: Louie Ryan, Ronald F. Bennett, Bennett Family, LLC;
Representative: Ralph Barat
Saltsman, Law Offices of Solomon, Saltsman & Jamieson

APPELLANT: same

STAFF RECOMMENDATION: To Deny the Appeal
Pat Brown - (213) 978-1306

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny Appeal; sustain the Zoning Administrator's decision that the Department of Building and Safety did not err; and consider the Building and Safety recommended environmental clearance.

Moved: Foster

Seconded: Martinez

Ayes: Chang, Foster, Linnick, Martinez

Vote: 4-0

6. **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

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- 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.

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 Approve Staff Recommendations
David Olivo - (213) 978-1197

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Continue to **April 1, 2009**

Moved: Foster

Seconded: Martinez

Ayes: Chang, Foster, Linnick, Martinez

Vote: 4-0

7. APCW-2008-295-SPE-CUB-CDP-SPP

CEQA: ENV-2008-294-MND

Plan: Westwood

Council District: 11

Expiration Date: 3-07-09

**Appeal Status: Further Appealable to
City Council**

PUBLIC HEARING – Completed on October 31, 2008

Project Location: 1711-1717 S. Lincoln Boulevard

Requested Actions:

1. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 13 C and D of the Venice Coastal Specific Plan (Ordinance 175,693) to permit zero on-site parking spaces in lieu of the minimum two parking spaces otherwise required. Instead of on-site parking, off-site parking will be provided by a lease agreement at 1600 Lincoln Boulevard.
2. Pursuant to Section 12.24 U 26 of the Municipal Code, a **Conditional Use** for the on site sale and consumption of a full line of alcoholic beverages in conjunction with one restaurant with seating for a total of 45 patrons had having hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.
3. Pursuant to Section 12.20.2 a **Coastal Development Permit** for a change of use from retail to restaurant totaling 2,432 square feet, with two parking, seating 45 patrons, serving a full line of alcoholic beverages and with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.
4. Pursuant to Section 11.5.7 of the Municipal Code, a Project **Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. Pursuant to Section 21082.1(c)(3) of the California State Public Resources Code **Adoption** of a Mitigated Negative Declaration and required Findings for the above referenced project.

Proposed Project:

Change of use from retail to one restaurant totaling 2,432 square-feet with seating for 45 patrons and zero parking spaces. The restaurant proposes to provide a full line of alcoholic beverages with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday. The proposed project is located on a 3,345.8 square foot site classified in the C2-1 Zone and is also located within the boundaries of the Venice Coastal Zone Specific Plan.

Recommended Actions:

1. **Deny a Specific Plan Exception** from Section 13 C and D of the Venice Coastal Specific Plan (Ordinance 175,693) to permit zero parking spaces in lieu of the minimum two parking spaces otherwise required. Required parking will be provided by a lease agreement at 1600 Lincoln Boulevard.
2. **Approve a Conditional Use Permit** for the on site sale and consumption of a full line of alcoholic beverages.

3. **Approve a Coastal Development Permit** for a change of use from retail to one restaurant.
4. **Approve a Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. **Adopt Mitigated Negative Declaration No. ENV-2008-294-MND and Environmental Findings** contained in the staff report.
6. **Adopt the attached Findings.**
7. **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: Gerald Milne; Witzend

STAFF RECOMMENDATION: To Approve Staff Recommendations
Lynda Smith - (213) 978-1170

DISCUSSION

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Adopt Staff Recommendations to Deny application for zero parking spaces.

Moved: Foster

Seconded: Martinez

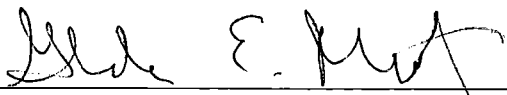
Ayes: Chang, Foster, Linnick, Martinez

Vote: 4-0

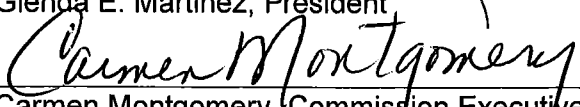
7. PUBLIC COMMENT PERIOD

One person spoke.

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



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

Adopted on April 1, 2009