

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, February 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 Vice-President Glenda Martinez at 4:30 p.m.

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

Vacancies: Two (2)

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

NONE

2. COMMISSION BUSINESS

A. Advance Calendar - No Changes

B. Commission Requests - None

3. **TT 60907-M1-1A** – (SEE ITEM NO. 4)
CEQA: ENV 2004-1396-MND
Plan: Venice

Council District: 11
Location: 1046-1048
W. Princeton Drive
Expiration Date: 1-21-08 (Extended)
Appeal Status: Further Appealable to
City Council

PUBLIC HEARING – Completed on October 22, 2008

Requested Actions:

DELETE Condition No. 12 from Tentative Tract No. 60907.

Proposed Project:

One-lot subdivision to create 30 residential condominium units in conjunction with the adaptive reuse of an existing commercial building.

Recommended Actions:

Deny the request for deletion of Condition No. 12; modify Condition No. 12; adopt the findings of TT-60907-2A, and adopt ENV-2004-1396-MND.

APPLICANT: Arnold Bernstein, Western Pacific Land Company, L.P.

APPELLANT: same

STAFF RECOMMENDATION: DENY REQUEST
Jonathan A. Hershey - (213) 978-1349

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny Appeal; sustain the action of the Advisory Agency in denying a Modification to delete Condition No. 12 of Tentative Tract No. 60907-2A, adopted Conditions of Approval, adopted findings and adopted ENV-2004-1396-MND.

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

Vote: 3 – 0

4. **ZA-2004-1415-CDP-SPP-** (SEE ITEM NO. 3)
ZAD-MEL-PA1-1A

Related Case: TT-60907-M1-1A
CEQA: ENV-2004-1396-MND
Plan: Venice

Council District: 11
Location: 1046-1048
W. Princeton Drive
Expiration Date: 1-21-08 (Extended)
Appeal Status: Not Further appealable
to City Council

PUBLIC HEARING – Completed on October 22, 2008

Requested Actions:

DELETE Condition No. 5 from ZA 2004-1415(CDP)(SPP)(MEL)

Proposed Project:

Coastal Development Permit, Specific Plan Permit Compliance review, Zoning Administrator's Determination, and Mello Act Compliance review, for the adaptive reuse of an existing industrial building to provide residential use, in conjunction with a Tract Map to permit 30 residential condominium units.

Recommended Actions:

Deny the request for deletion of Condition No. 5, modify Condition No. 5, adopt the findings of ZA-2004-1415-CDP-SPP-ZAD-MEL-1A, and adopt ENV-2004-1396-MND.

APPLICANT: Arnold Bernstein, Western Pacific Land Company, L.P.

APPELLANT: same

STAFF RECOMMENDATION: DENY REQUEST
Jonathan A. Hershey - (213) 978-1349

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Deny Appeal, sustain the action of the Zoning Administrator in denying a Plan Approval to delete Condition No. 5 of Case No. ZA-2004-1415-CDP-SPP-ZAD-MEL-1A. adopted the Conditions of Approval of Case No. ZA-2004-1415-CDP-SPP-ZAD-MEL-1A, while modifying Condition No. 5, harmonizing it with Condition No. 12 of Tentative Tract No. TT-60907-2A-M1-1A, adopted findings, and adopted ENV-2004-1396-MND.

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

Vote: 3 – 0

5. **APCW 2007-4031-SPE-SPP**
CEQA: ENV 2007-4171-MND
Plan: Venice

Council District: 11
Location: 20 E. Quarterdeck
Street
Expiration Date: 2-28-09
Appeal Status: Further Appealable to
City Council

PUBLIC HEARING – Completed on September 29, 2008

Requested Actions:

1. Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) as follows:
 - a. Section 10 D 1 (a) to permit three dwelling units in lieu of the maximum two dwelling units otherwise permitted; and to permit the lot area per dwelling unit to be 1,028 square feet in lieu of no less than 1,200 square feet as is otherwise required.
 - b. Section 13 C and D for a multiple unit dwelling on a lot 35 feet or more in width that is adjacent to an alley: to permit 6 total resident parking spaces and zero guest parking spaces in lieu of providing two spaces for each dwelling unit and a minimum of one guest parking space as is otherwise required.
2. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
3. Adoption of Mitigated Negative Declaration No. ENV-2007-4171-MND.

Proposed Project:

Continued use and maintenance of an additional dwelling unit to an existing duplex (for a total of 3 units) providing six parking spaces on an approximately 3,082 square foot lot classified in the R3-1 Zone and also located in the Marina Peninsula Subarea of the Venice Coastal Zone Specific Plan.

Recommended Actions:

1. **Approve** the requested **Specific Plan Exception** to permit three dwelling units in lieu of the maximum two dwelling units otherwise permitted; and to permit the lot area per dwelling unit to be 1,028 square feet in lieu of no less than 1,200 square feet as is otherwise required.
2. **Approve** the requested **Specific Plan Exception** for a multiple unit dwelling on a lot 35 feet or more in width that is adjacent to an alley: to permit 6 total resident parking spaces and zero guest parking spaces in lieu of providing two spaces for each dwelling unit and a minimum of one guest parking space as is otherwise required.

3. **Approve** the requested **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
4. **Adopt** staff Findings.
5. **Adopt** Mitigated Negative Declaration No. ENV-2007-4171-MND.

APPLICANT: Danny Rojany; Henry Ramirez, Representative

STAFF RECOMMENDATION: To Approve Staff Recommendations.
Gabriela Juarez - (213) 978-1222

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Approve the request and adopt the conditions and findings and adopt the environmental clearance ENV-2007-4171-MND.

Moved: Foster
Seconded: Martinez
Ayes: Foster, Martinez
Noes: Linnick

Vote: 2-1 – Failure to Act

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| 6. <u>DIR-2008-4174-DRB-SPP-1A</u>
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: 2
Location: 11906-11920
San Vicente Blvd.
Expiration Date: 3/15/09
Appeal Status: Not further appealable |
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PUBLIC HEARING

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 Deny Appeal
Susan Robinson - (213) 978-1173

Staff presented a brief outline of case.

Discussion ensued.

Motion: To Continue to **March 4, 2009**

Moved: Foster

Seconded: Martinez

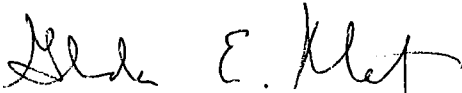
Ayes: Foster, Linnick, Martinez

Vote: 3-0

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 8:00 p.m.



Glenda E. Martinez, Vice President



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

Adopted on

March 18, 2009