

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, September 16, 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 COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by President Glenda E. Martinez at 4:35 p.m.

Commissioners present: Sophia Chang, Thomas Donovan, Erica Teasley Linnick, and
Glenda E. Martinez

Commissioners absent: Joyce Foster

1. DEPARTMENT REPORT

A. None

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests – For the Planning Department - how soon will the requests from Sept. 2, 2009 be ready for presentation to the Commission?

C. Approved the minutes from August 19, 2009

Motion: To adopt the minutes from August 19, 2009.

Moved: Donovan

Seconded: Linnick

Ayes: Chang, Martinez

Vote: 4 - 0

3. ZA-2007-3557-ZAD-1A

CEQA: ENV-2007-3495-MND

Plan: Bel Air

Council District: 5

Expiration Date: 12/16/09

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10501 W. Seabury Lane

Requested Action:

An appeal of the Zoning Administrator's decision:

1. Pursuant to Los Angeles Municipal Code Section 12.24-X,21, for the denial of a Zoning Administrator's Determination for the construction, use and maintenance of a 2,400 square-foot single-family dwelling fronting on a Substandard Hillside Limited Street improved to a roadway width of less than 20 feet as required by Section 12.21-A,17(e)(2); and a Zoning Administrator's Determination for the construction, use and maintenance of a 2,400 square-foot single-family dwelling fronting on a Substandard Hillside Limited Street improved to a roadway width of less than 20 feet wide of continuous paved roadway from the driveway apron to the boundary of the Hillside area as required by Section 12.21-A,17(e)(3);
2. Pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the denial of a Zoning Administrator's Determination to permit the construction, use and maintenance of retaining walls varying from 3 feet to 12 feet in height;
3. Pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the denial of a Zoning Administrator's Determination to permit over-in-height walls within the front yard setback;
4. Pursuant to Los Angeles Municipal Code Section 12.28, for the denial of an adjustment from Section 12.21-C,1(g) to permit over-in-height walls of up to 12 feet within the side and rear yard setbacks in lieu of the maximum permitted height of 6 feet; and
5. Consider environmental clearance Mitigated Negative Declaration No. ENV-2007-3495-MND.

APPLICANT: Canyon Properties, LLC
Representative: Alfred V. Holz

APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision.
3. **Consider** Mitigated Negative Declaration No. ENV-2007-3495-MND.

Staff: Pat Brown

Motion: To deny the appeal and sustain the Zoning Administrator's decision to deny the project and do not consider the Mitigated Negative Declaration ENV-2007-3495-MND.

Moved: Martinez
Seconded: Linnick
Ayes: Chang, Donovan

Vote: 4 - 0

4. **DIR-2009-0085-DRB-DB-SPP-1A**
CEQA: ENV-2008-4590-MND

Plan: Westwood
Council District: 5
Expiration Date: 9/16/09
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: 510-516 Landfair Avenue

PROJECT: Construction and maintenance of a new four story, 55 foot high apartment building which shall be constructed over two levels of subterranean parking with a total of 36 units, out of which 2 units shall be set aside for very low income units, and 86 parking spaces.

Requested Action:

An appeal of the Director's decision:

1. Pursuant to sections 16.50 and 11.5.7 of the Municipal Code, for the conditional approval of a Design Review and Project Permit Compliance for the construction and maintenance of a new four story apartment building which shall be constructed over two levels of subterranean parking with a total of 36 units, out of which 2 units shall be set aside for very low income units, and 86 parking spaces;
2. Pursuant to section 12.22 A 25 of the Municipal Code, for the conditional approval of a Density Bonus Compliance Review to allow the construction of a 36-unit apartment building comprised of thirty-four (34) market-rate apartment units and two (2) units reserved for a very low-income household. The new structure would be 55-feet in height and consist of a new four story apartment building constructed over two levels of subterranean parking;
3. Approval of a 23% density bonus for a project reserving two units for very low income households, which is 7 percent of the total allowable units per the existing zoning (29 units), with 86 total parking spaces;
4. Approval of the addition of ten (10) feet in height for a total building height of 55 feet in lieu of 45 feet as an on-menu incentive for the proposed project which shall preserve 7% of the total number of base units for very low income occupants;
5. Adopt the Findings; and
6. Adopt the environmental clearance Mitigated Negative Declaration ENV-2008-4590-MND.

APPLICANT: Mojtaba Sajjadih

APPELLANT: Wolfgang Veith

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Director's decision for approval of the project.
3. **Adopt** the Findings and Conditions.
4. **Adopt** Mitigated Negative Declaration No. ENV-2008-4590-MND.

Staff: Christine Mahfouz (213) 978-1195

DISCUSSION

Planning staff presented their report. Appellant spoke and answered questions from the Commission. Applicant's representative spoke and answered questions from the Commissioners. There were several speakers in support of the applicant. During the Commissioners' discussions, the Principal Planner stated that requested items 2, 3, and 4

were listed on the agenda in error and were not to be considered by the Commissioners as part of this case. Commissioner Donovan stated that he wanted it on record that the applicant was receptive to having two 2-bedroom apartments available for affordable housing rather than one 1-bedroom and one 2-bedroom.

Motion: To deny the appeal and sustain the Director's decision to approve the project and adopt Mitigated Negative Declaration ENV-2008-4590.

Moved: Martinez
Seconded: Chang
Ayes: Donovan, Linnick

Vote: 4 - 0

5. APCW-2009-1586-SPE-DRB-SPP
CEQA:ENV-2009-1585-MND

Plan: Brentwood – Pacific Palisades
Council District: 11
Expiration Date: 10/24/09
Appeal Status: Further appealable

PUBLIC HEARING

Project Location: 11999 W. San Vicente Boulevard

PROJECT: Modification of an existing unmanned wireless telecommunication facility by replacing existing OMNI antennas with six (6) panel antennas, painted and textured to match the existing building and the addition of two (2) new equipment cabinets on an existing platform located on the roof and penthouse of an existing three (3)-story commercial building with a height of approximately 67 feet located on a 20,048 square foot lot classified in the C4-1VL zone and also located within the boundaries of the San Vicente Scenic Corridor Specific Plan area.

Requested Action:

1. Pursuant to Section 11.5.7 F 1(f) of the Municipal Code, a Specific Plan Exception to permit the location of a wireless telecommunication facility along a designated Scenic Highway within the San Vicente Scenic Corridor Specific Plan (Ordinance No's. 153, 639, 161, 766, and 173,381).
2. Pursuant to Section 12.36 E and 16.50 of the Municipal Code, Design Review Approval for a wireless communication facility to be located on an existing building within the San Vicente Scenic Corridor Specific Plan.
3. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance Determination with the San Vicente Scenic Corridor Specific Plan.
4. Adopt the environmental clearance Mitigated Negative Declaration ENV-2009-1585-MND.

APPLICANT: Wireless Development Resources LLC c/o J. Daniel Fox

Recommended Actions:

1. **Approve** a Specific Plan Exception to permit the modification of a wireless telecommunication facility along a designated Scenic Highway within the San Vicente Scenic Corridor Specific Plan.
2. **Approve** a Design Review determination with the San Vicente Scenic Corridor Specific Plan.
3. **Approve** a Project Permit Compliance determination with the San Vicente Scenic Corridor Specific Plan.
4. **Adopt** the Findings.
5. **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.
6. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fees Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of determination (NOD) filing.
7. **Adopt** Mitigated Negative Declaration No. ENV-2009-1585-MND.

Staff: Kevin Jones (213) 978-1172

DISCUSSION

Planning staff presented their report. After a brief discussion with the applicant, the Commission President called for a motion.

Motion: To approve a Specific Plan Exception to permit the modification of a wireless telecommunication facility along a designated Scenic Highway within the San Vicente Scenic Corridor Specific Plan, approve a Design Review determination with the San Vicente Scenic Corridor Specific Plan, approve a Project Permit Compliance determination with the San Vicente Scenic Corridor Specific Plan, adopt the Findings, 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, advise the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fees Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing, and adopt Mitigated Negative Declaration No. ENV-2009-1585-MND.

Moved: Chang
Seconded: Donovan
Ayes: Linnick, Martinez

Vote: 4 - 0

6. PUBLIC COMMENT PERIOD

There were 2 speakers.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 5:46 p.m.

THE COMMISSION MEETING RECONVENED AT 5:56 P.M.

It was brought to the attention of the Planning Commissioners that the public speakers were actually requesting reconsideration for Case No. DIR-2008-5036-BSA-1A, heard by the Commission on September 2, 2009.

Discussion

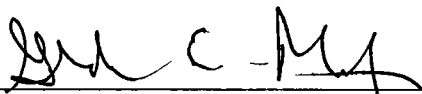
A brief discussion was held to decide whether to reconsider the case. Commissioner Chang expressed an interest in granting the reconsideration for the opportunity to have a City Attorney present at the meeting.

Motion: Not to reconsider Case No. DIR-2008-5036-BSA-1A.

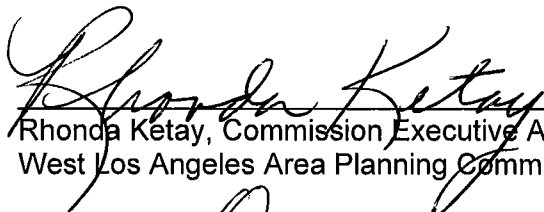
Moved: Martinez
Seconded: Donovan
Ayes: Linnick
Nays: Chang

Vote: 3 – 1

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:00 p.m.



Glenda E. Martinez, President



Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on Oct 7, 2009