

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 5, 2010, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Glenda E. Martinez, President
Joyce L. Foster, Vice-President
Thomas M. Donovan, Commissioner
Christopher D. Lee, Commissioner
Erica Teasley Linnick, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of the minutes from April 21, 2010.

3. **ZA-2008-4974-ZV-ZAD-1A**
CEQA: ENV-2008-4975-CE

Community Plan: Bel Air – Beverly Crest
Council District No.: 5
Expiration Date: 5/25/10
Appeal Status: Zone Variance is further
appealable if approved

PUBLIC HEARING

Location: 658 Nimes Road

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, **1a)** for the denial of a request for a Zone Variance for relief from Section 12.07.01-A,6 of the Code to permit the construction, use and maintenance of a secondary catering kitchen in a separate accessory building (Building C) in lieu of the permitted 10 square feet of counter space or one bar sink no more than one square-foot in size, and a request to permit three wet bars for family use in the main residence, and **b)** a request for a Zone Variance from Section 12.21-A,17(c)(1) of the Code to permit the construction use and maintenance of portions of the single-family dwelling under construction to have a height of 46.67 feet in lieu of the maximum permitted height of 36 feet, and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval of a Zoning Administrator's Determination to permit the construction, use and maintenance of **a)** a 6-foot high wall in the front yard setback area on the south side of the property in lieu of the maximum allowable height of 3 feet 6 inches permitted by Section 12.21-C,1(g) of the Code, and **b)** a maximum 8-foot high wall with 8-foot high pilasters and gates in the front yard setback area on the north side of the property in lieu of the maximum allowable height of 3 feet 6 inches, and **c)** a retaining wall varying in height from 7 feet to 8 feet in the side yard setback area on the north side of the property in lieu maximum allowable side yard height of 6 feet permitted by Section 12.21-C,1(g) of the Code, for a distance of approximately 145 feet, on an approximately 66,214 square-foot parcel in the RE20 Zone within the Hillside Area, and finding the environmental clearance Categorical Exemption ENV-2008-4975-CE.

APPLICANT: KFA Bel Air
Representative: Mark Armbruster

APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** of the Zoning Administrator's decision for the denial of a request for a Zone Variance **1 a)** to permit the construction, use and maintenance of a secondary catering kitchen in a separate accessory building (Building C) in lieu of the permitted 10 square feet of counter space or one bar sink no more than one square-foot in size, and a request to permit three wet bars for family use in the main residence, and **b)** a request to permit the construction use and maintenance of portions of the single-family dwelling under construction to have a height of 46.67 feet in lieu of the maximum permitted height of 36 feet, and **2)** for the approval of a Zoning Administrator's Determination to permit the construction, use and maintenance of **a)** a 6-foot high wall in the front yard setback area on the south side of the property in lieu of the maximum allowable height of 3 feet 6 inches, and **b)** a maximum 8-foot high wall with 8-foot high pilasters and gates in the front yard setback area on the north side of the property in lieu of the maximum allowable height of 3 feet 6 inches, and **c)** a retaining wall varying in height from 7 feet to 8 feet in the side yard setback area on the north side of the property in lieu maximum allowable side yard height of 6 feet permitted for a distance of approximately 145 feet, on an approximately 66,214 square-foot parcel in the RE20 Zone within the Hillside Area.
3. **Find** the environmental clearance Categorical Exemption ENV-2008-4975-CE.

Staff: Larry Friedman (213) 978-1134

4. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to up to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, May 19, 2010** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.