

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, October 7, 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 4:40 p.m.

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

1. DEPARTMENT REPORT

A. None

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Requests - none

C. Approved the minutes from September 2 and 16, 2009

Motion: To adopt the minutes from September 2, 2009 with a correction under commission requests to include a request for a report concerning the Casden project.

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

Vote: 5 - 0

Motion: To adopt the minutes from September 16, 2009.

Commissioner Foster was not present at the September 16, 2009 meeting.

Moved: Donovan
Seconded: Martinez
Ayes: Chang, Linnick

Vote: 4 - 0

3. **ZA-2008-1782-ZAD-1A**
CEQA: ENV-2007-1026-MND-REC

Plan: Bel Air-Beverly Crest
Council District: 5
Expiration Date: 10/7/09
Appeal Status: Not further appealable

CONTINUED FROM JULY 15, 2009

PUBLIC HEARING

Project Location: 1690 North Summitridge Drive

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,21, for the denial of the Zoning Administrator's Determination to allow construction, use and maintenance of developments on two parcels and a single-family dwelling unit on a 137,006 square-foot lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet as otherwise required by Section 12.21-A,17(e)(2) of the Municipal Code; and the denial of the Zoning Administrator's Determination to allow construction, use and maintenance of developments on two parcels and a single family dwelling unit on a 137,006 square- foot lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required by Section 12.21-A,17(e)(3) of the Municipal Code, and denial of Mitigated Negative Decision ENV-2007-1026-MND-REC as the environmental clearance for the project as recommended by City Staff.

APPLICANT: Enayat Ahdoot, MEEM Management, LLC

APPELLANT: Enayat Ahdoot, MEEM Management, LLC
Representative: Kevin K. McDonnell, Jeffer Mangels Butler Marmaro LLP

Recommended Actions:

Deny the appeal; **sustain** the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination for the construction, use and maintenance of developments on two parcels and a single-family dwelling unit on a 137,006 square-foot lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet as otherwise required, and the Zoning Administrator's Determination for denial of the construction, use and maintenance on a 137,006 square-foot lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required, and consider Mitigated Negative Decision ENV-2007-1026-MND-REC as the environmental clearance for the project as recommended by City Staff.

Staff: Sue Chang - (213) 978-3304

DISCUSSION

Applicant submitted a written request to continue the case until November 18, 2009 or later. Commissioner Foster stated that there have been several continuances already for this case and strongly discouraged any further continuances past December 2, 2009.

Commissioner Linnick agreed and added that there is an expense associated with preparing cases for the commission meetings.

Motion: To continue Case No. ZA-2008-1782-ZAD-1A until December 2, 2009.

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

Vote: 5 - 0

4. **APCW-2008-2916-SPE-ZAA-CDP-SPP**
Related Case: AA-2008-2875-PMLA-SL

CEQA: ENV-2008-2876-ND

Plan: Venice
Council District: 11
Expiration Date: 11/11/09
Appeal Status: Further appealable
to City Council

PUBLIC HEARING HELD ON AUGUST 28, 2009

Location: 614 E. Flower Avenue

Project: No new construction is proposed. The property is an approximately 5,793 square-foot lot zoned RD1.5-1 and is currently developed with two houses which have been remodeled and expanded. The following entitlements are requested in conjunction with a proposed Parcel Map which intends to split the property via a Small Lot Subdivision to create two single family properties [Note: A separate hearing was held on July 23, 2009 before the Advisory Agency for Parcel Map Case No. AA-2008-2875-PMLA-SL]. The site is located within the Oakwood subarea of the Venice Coastal Zone Specific Plan.

Requested Action:

1. Pursuant to Section 11.5.7 of the Municipal Code an Exception from Section 10 G.4 of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit vehicular access from Flower Avenue rather than from the alley as is otherwise required.
2. Pursuant to Section 12.28 C of the Municipal Code, an Adjustment from Section 12.21 C.1(g) to permit parking to be provided within the front yard setback of the parcel fronting on Flower Avenue (identified as proposed parcel A) which is otherwise not permitted.
3. Pursuant to Section 12.28 C of the Municipal Code, an Adjustment from Section 12.09.1 B and from 12.22 C.27(a) to permit continued use and maintenance of an existing three foot side yard for both proposed parcels in lieu of the minimum five foot setback which is otherwise required between lots not created pursuant to the Small Lot Subdivision procedures.
4. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit for a Parcel Map for the above reference project.
5. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration ENV-2008-2876-ND.

APPLICANT: Daniel Fierro
Representative: Robert Lamishaw, JPL Zoning Services Inc.

Recommended Action:

1. **Approve** the Specific Plan Exception.
2. **Approve** the Zoning Administrator Adjustments.
3. **Approve** the Coastal Development Permit.
4. **Approve** the Specific Plan Project Permit.
5. **Adopt** the Findings and Conditions.
6. **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.
7. **Adopt** Negative Declaration ENV-2008-2876-ND.

Staff: Andrew Montealegre (213) 978-1396

DISCUSSION

Planning staff presented their report. There was a brief discussion concerning posting requirements for hearing notices at the case properties.

Motion: To approve the Specific Plan Exception, approve the Zoning Administrator Adjustments, approve the Coastal Development Permit, approve the Specific Plan Project Permit, adopt the Findings and Conditions, 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, and adopt Negative Declaration ENV-2008-2876-ND.

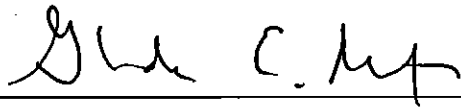
Moved: Foster
Seconded: Donovan
Ayes: Chang, Linnick, Martinez

Vote: 5 - 0

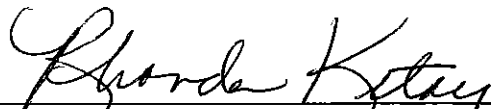
5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 4:57 p.m.



Glenda E. Martinez, President



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

Adopted on January 6, 2010