

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, January 6, 2010
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 4:42 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

Motion: To approve the minutes from October 7, 2009.

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

Vote: 5 - 0

Motion: To approve the minutes from October 21, 2009.

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

Vote: 5 - 0

Motion: To approve the corrected minutes from December 2, 2009.

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

Vote: 5 - 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 DECEMBER 2, 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, Esq.,
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's representative requested a continuance. Appellant's representative agreed to the continuance.

Motion: To continue the case to April 21, 2010 with the stipulation that the applicant must expedite the submittal of costs for the fire wall and provide copies for the Planning Department, the Community, the City Council office, and Building and Safety with copies.

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

Vote: 5 - 0

ITEM NO. 5 TAKEN OUT OF ORDER

5. DIR-2009-2905-SPP-1A

Related Cases: CPC-1983-517-SPE
DRB 85-027
ZA-1988-0990-CUB

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 2/13/10
Appeal Status: No further appeals

CEQA: ENV-2009-2904-CE

PUBLIC HEARING

Project location: 11633 San Vicente Boulevard

Proposed Project: Change of use of an existing 2,120 square foot, ground floor retail space in an existing 26,275 square foot, three-story building to restaurant use.

REQUESTED ACTIONS:

An appeal of the Director of Planning's approval, pursuant to Section 11.5.7 of the Municipal Code, of a **Project Permit Compliance** determination with the San Vicente Scenic Corridor Specific Plan for the change of use of a 2,120 square foot, ground floor retail space in an existing three-story building to restaurant use.

APPLICANT: Douglas Emmett 1998, LLC
Representative: Jonathan Breen, BOTO Architects

APPELLANT: Tom Freeman, Brentwood Residents Coalition

RECOMMENDED ACTIONS:

1. **Deny** the Appeal.
2. **Sustain** the Director's Determination.
3. **Adopt** the Findings.
4. **Find** that Categorical Exemption ENV-2009-2904-CE is the adequate environmental clearance for the project as recommended by City staff.

Staff: Susan Robinson

DISCUSSION:

Planning staff presented their report. Both sides presented their arguments. There were several speakers in support of the project. The Commissioners discussed the case at length.

Motion: To continue the case to February 3, 2010.

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

Vote: 5 - 0

COMMISSIONER CHANG LEFT AT 6:30 P.M. DUE TO A PREVIOUSLY SCHEDULED APPOINTMENT.

COMMISSION PRESIDENT GLENDA E. MARTINEZ RECUSED HERSELF FROM THE FOLLOWING CASE DUE TO A POSSIBLE CONFLICT OF INTEREST.

4. ZA-2008-2700-VCU-1A

CEQA: ENV-2008-3887-MND-REC

Plan: Westchester-Playa Del Rey

Council District: 11

EIR No. 23-83-VC-CUZ-ZV-SUB

Expiration Date: 1/13/10

EIR No. 97-0182-SUB-CUB

Appeal Status: No Further Appeals

Project Location: 5900, 5901, 6040, & 6055 Center Drive

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W, 19, and 12.24-T, 3(b) for the approval of a Vesting Conditional Use Permit to authorize floor area averaging in a unified development (3:1 average floor area ratio) in the C2-1 Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-3887-MND(REC), and ENVIRONMENTAL IMPACT REPORTS EIR No. 23-83-VC-CUZ-ZV-SUB, EIR No. 97-0182-SUB-CUB.

APPLICANT: John Hartz, BRE/TZ HHL, LLC; Trizec HHC Development, LLC
Representative: Alan Abshez, Greenberg Traurig, LLC

APPELLANT: Rex Frankel

Recommended Actions:

Deny the appeal; **Sustain** the Zoning Administrator's decision for the approval of a Vesting Conditional Use Permit to authorize floor area averaging in a unified development (3:1 average floor area ratio) in the C2-1 Zone, and **adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-3887-MND(REC), and ENVIRONMENTAL IMPACT REPORTS EIR No. 23-83-VC- CUZ-ZV-SUB and EIR No. 97-0182-SUB-CUB.

Staff: Maya E. Zaitzevsky

DISCUSSION:

Planning staff presented their report. Both sides presented their arguments. There were several speakers in support of the project.

Motion: To deny the appeal, sustain the Zoning Administrator's decision and approve the Vesting Conditional Use Permit, and adopt Mitigated Negative Declaration ENV-2008-3887-MND(REC) and Environmental Impact Reports EIR No. 23-83-VC- CUZ-ZV-SUB and EIR No. 97-0182-SUB-CUB.

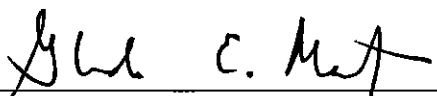
Moved: Donovan
Seconded: Linnick
Ayes: Foster
Absent: Chang, Martinez

Vote: 3 - 0

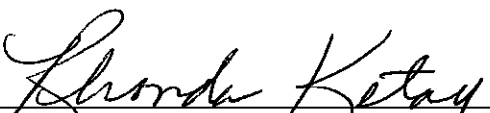
6. PUBLIC COMMENT PERIOD

There was one public speaker.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:14 p.m.



Glenda E. Martinez, President



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

Adopted on 