

UNOFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, February 3, 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 4:33 p.m.

Commissioners present: Thomas Donovan, Joyce Foster, and Glenda E. Martinez

Commissioner absent: Erica Teasley Linnick

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 January 20, 2010.

Moved: Donovan

Seconded: Foster

Abstained: Martinez was absent on January 20, 2010

Absent: Linnick

Vote: 2 - 0

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

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

CEQA: ENV-2009-2904-CE

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 2/13/10
Appeal Status: Not further appealable

CONTINUED FROM JANUARY 6, 2010

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 (Exhibit B).
3. **Adopt** the attached 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 reported that the applicant wished to continue his case until March 3, 2010.

Motion: To continue this case to March 3, 2010.

Moved: Donovan

Seconded: Foster

Ayes: Martinez

Absent: Linnick

Vote: 3 – 0

4. DIR-2008-2869-BSA-1A

Plan: Brentwood – Pacific Palisades

Council District: 11

Expiration Date: 8/18/09

Appeal Status: Not further appealable

RECONSIDERATION

Project Location: 717 North Tigertail Road

Project: Two-story addition with a basement and a bridge over the front yard setback.

Requested Actions:

An appeal of the Director's decision that the Department of Building and Safety did not err or abuse discretion in determining that a two-story addition with a basement and a bridge over the front yard setback, is in conformance with the Zoning Administrator's interpretation ZAI-2005-5630 (ZAI); and find the Building and Safety's environmental clearance adequate.

APPLICANT: Yuriko and Holger Schubert
Representative: Phillip M. Tate, Allen Matkins

APPELLANT: William and Patricia Burnside
Representative: Victor De La Cruz, Esq., Manatt Phelps & Philips, LLP

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Director's decision.
3. **Find** the Department of Building and Safety's environmental clearance adequate.

Staff: Sue Chang, (213) 978-3304

DISCUSSION:

Planning staff addressed the issues of this case without giving a complete report since this case was a reconsideration. The appellant's representative and the appellant spoke to the Commission. The applicant's representative spoke to the Commission. The Commissioners discussed the case and arrived at several Findings to support their previous decision from October 21, 2009.

Motion: To grant the appeal with the Findings from October 21, 2009 and with additional Findings from this meeting.

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

Vote: 3 – 0

5. **ZA-2009-1655-ZAD-1A**
CEQA: ENV-2009-1656-CE

Plan: West Los Angeles
Council District: 5
Expiration Date: 2/16/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10268 Dunleer Drive

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence/hedge, as modified by this

action, which exceeds the height of 3 feet 6 inches permitted by the Municipal Code within the front yard setback of a single-family dwelling, and finding the environmental clearance Categorical Exemption ENV-2009-1656-CE.

APPLICANT: Barbara and Richard Levy
Representative: Craig Lawson, Craig Lawson & Co., LLC

APPELLANT: Jane Auerbach & Robert Eberlein

Recommended Actions:

Deny the appeal; **Sustain** the Zoning Administrator's decision for the approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence/hedge, as modified by this action, which exceeds the height of 3 feet 6 inches permitted by the Municipal Code within the front yard setback of a single-family dwelling, and find the environmental clearance Categorical Exemption ENV-2009-1656-CE.

Staff: Lourdes Green (213) 978-1313

DISCUSSION:

Planning staff presented their case. The appellants and several individuals in opposition to the hedge spoke to the Commission. The applicant spoke and had several individuals speak in support of his retaining the over-height fence. The Commissioners discussed this case at length.

Motion: To grant the appeal, overturn the Zoning Administrator's decision and deny the continued use and maintenance of the over-in-height fence/hedge based on several Commission Findings.

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

Vote: 3 – 0

**6. APCW-2009-2142-SPE
CEQA:ENV-2009-2143-ND**

Plan: Venice
Council District: 11
Expiration Date: 2/27/10
Appeal Status: Further appealable to City Council

Public hearing held on December 15, 2009

Location: 709 S. 5th Avenue

Project: To reduce the height of an existing 2-story, 33 feet 4 inches high, 3 unit apartment building to a maximum of 32 feet high. The project is located on a 5,670 square foot site classified in the RD1.5 Zone and also located within the Oakwood subarea of the Venice Coastal Zone Specific Plan.

Requested Actions:

A Specific Plan Exception, pursuant to Section 11.5.7 F 1(f) of the Municipal Code, from section 10 G.3.a of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit a 32 feet high building in which no portion of the roof is set back from the required front yard in lieu of the maximum permitted height of 25 feet for projects with a Flat Roof and/or a maximum permitted height of 30 feet for projects with a Varied Roofline provided that any portion of the roof exceeding 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet, and adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2142-ND.

APPLICANT: Mark A. Baez

Representatives: Alicia Bartley and Fred Gaines, Gaines and Stacey, LLP

Recommended Actions:

1. **Disapprove** a Specific Plan Exception to permit the construction of a residential project with a height of 32 Feet.
2. **Adopt** the attached Findings.
3. **Adopt** Mitigated Negative Declaration No. ENV-2009-2143-ND.

Staff: Kevin Jones, (213) 978-1172

DISCUSSION:

Planning staff presented their report. The applicant's representative spoke about this project and the pending actions by other agencies. There were several speakers in support of the project and two speakers in opposition to the project. The Commissioners discussed the case in length without reaching a decision.

The Commission failed to act. The Commission has not lost power to act on this item, so it will be automatically continued to the next regularly scheduled commission meeting to be held on February 17, 2010.

7. **ZA-2008-4883-ZAA-1A**
CEQA: ENV-2008-4884-CE

Plan: Venice
Council District: 11
Expiration Date: 2/16/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 109 Dudley Avenue

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28, for the approval of a Zoning Administrator's Adjustment from Section 12.10-B,2 of the Code to permit the construction, use and maintenance of a third floor addition to and remodel of an existing two-story single-family dwelling, with a reduced northeast side yard setback of 0 feet in lieu of the required 4 feet, consistent with the existing single-family dwelling which has the same 0-foot, legal nonconforming setback, on an approximately 2,670 square-foot lot in the R3 Zone, and finding the environmental clearance Categorical Exemption ENV-2008-4884-CE.

APPLICANT: Nathan Korman

Representative: Robert Thibodeau, du Architecture and Design

APPELLANT: Laura Torrance

Recommended Actions:

Deny the appeal; **Sustain** the Zoning Administrator's decision for the approval of a Zoning Administrator's Adjustment to permit the construction, use and maintenance of a third floor addition to and remodel of an existing two-story single-family dwelling, with a reduced northeast side yard setback of 0 feet in lieu of the required 4 feet, consistent with the existing single-family dwelling which has the same 0-foot, legal nonconforming setback, on an approximately 2,670 square-foot lot in the R3 Zone, and find the environmental clearance Categorical Exemption ENV-2008-4884-CE.

Staff: Larry Friedman (213) 978-1225

DISCUSSION:

Planning staff presented their report. The appellant's representative spoke to the Commission. The appellant was not present. There was one speaker opposed to the Adjustment. The applicant's representative and the applicant spoke to the Commission. There was a brief discussion between the Commissioners.

Motion: To deny the appeal, sustain the Zoning Administrator's decision and approve the Adjustment, and find the environmental clearance Categorical Exemption ENV-2008-4884-CE adequate for the project.

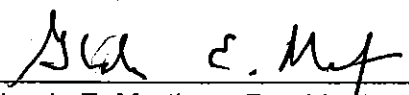
Moved: Donovan
Seconded: Foster
Ayes: Martinez
Absent: Linnick

Vote: 3 – 0

8. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 9:00 p.m.



Glenda E. Martinez, President



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

Adopted on February 17, 2010