

UNOFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, February 17, 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, 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 February 3, 2010.

Moved: Foster

Seconded: Donovan

Ayes: Martinez

Abstained: Linnick was absent on February 3, 2010

Vote: 3 - 0

3. 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

CONTINUED DUE TO A FAILURE TO ACT BY THE COMMISSION - FEBRUARY 3, 2010

Project 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 Negative Declaration ENV-2009-2143-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** Negative Declaration No. ENV-2009-2143-ND.

Staff: Kevin Jones (213) 978-1172

DISCUSSION:

The Commission failed to act on the case.

COMMISSIONER FOSTER RECUSED HERSELF FROM ITEM NOS. 4, 5, AND 6.

4. DIR-2008-5006-BSA-1A

Plan: West Los Angeles

Council District: 5

Expiration Date: 2/23/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1333 South Westwood Boulevard

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to the provisions of Section 12.26 - K of the Los Angeles Municipal Code, which found that 1) the Department of Building and Safety erred in the issuance of Permit No. 07048 – 10000 - 02285 for the conversion of an off-site sign; and that 2) Building and Safety erred by failing to refer, to Community Planning Bureau of the Department of City Planning, the issue of whether the conversion of the static sign to a Digital Display sign violated the Westwood Boulevard Pedestrian Overlay District ("POD"), and therefore approved the appeal, and finding the Building and Safety environmental clearance inadequate.

APPLICANT: CBS Outdoor, Inc., Chris Steinbaucher Vice President of Real Estate,
Western Division

Representative: Laura W. Brill; Kendall, Brill, and Kleiger, LLP

APPELLANT: Same

Recommended Actions:

Deny the appeal; **Sustain** the Zoning Administrator's decision and find that **1)** the Department of Building and Safety erred in the issuance of Permit No. 07048 – 10000 -02285 for the conversion of an off-site sign, and that **2)** Building and Safety erred by failing to refer, to Community Planning Bureau of the Department of City Planning, the issue of whether the conversion of the static sign to a Digital Display sign violated the Westwood Boulevard Pedestrian Overlay District ("POD"), and find the Building and Safety environmental clearance inadequate.

Staff: Al Landini (213) 369-0552

DISCUSSION:

Planning staff presented their report. Council Member Koretz was the first speaker. The appellant's representative spoke, followed by several speakers in favor of the appeal. There were several speakers opposed to the appeal. A representative from the City Council's office spoke to the Commission. A lengthy discussion ensued between the Commissioners. Commissioner Donovan stated several reasons why the commission should deny the appeal.

Motion: To deny the appeal and sustain the Zoning Administrator's decision that the Department of Building and Safety did err in issuing the Building Permits.

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

Vote: 3 – 0

5. DIR-2008-5008-BSA-1A

Plan: West Los Angeles
Council District: 5
Expiration Date: 2/23/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 2131 South Westwood Boulevard

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to the provisions of Section 12.26 - K of the Los Angeles Municipal Code, which found that **1)** the Department of Building and Safety erred in the issuance of Building Permit 07048-10000-00251, and that **2)** Building and Safety erred by failing to refer, to Community Planning Bureau of the Department of City Planning, the issue of whether the conversion of the static sign to a Digital Display sign violated the Westwood/Pico Neighborhood Oriented District, and therefore approved the appeal, and finding the Building and Safety environmental clearance inadequate.

APPLICANT: Clear Channel, Inc., Greg McGrath, President, Los Angeles Division
Representative: Laura W. Brill; Kendall, Brill, and Kleiger, LLP

APPELLANT: Same

Recommended Actions:

Deny the appeal; **Sustain** the Zoning Administrator's decision and find that **1)** the Department of Building and Safety erred in the issuance of Building Permit 07048 – 10000 - 00251, and that **2)** Building and Safety erred by failing to refer, to Community Planning Bureau of the Department of City Planning, the issue of whether the conversion of the static sign to a Digital Display sign violated the Westwood/Pico Neighborhood Oriented District, and hereby approve the appeal, and find the Building and Safety environmental clearance inadequate.

Staff: Al Landini (213) 369-0552

DISCUSSION:

Planning staff referred to the case discussion in Item No. 4. The appellant's representative spoke, and there were several speakers in support of the appeal. There were several speakers against the appeal. The Commissioners discussed the case at length.

Motion: To deny the appeal and sustain the Zoning Administrator's decision that the Department of Building and Safety did err in issuing the Building Permits.

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

Vote: 3 – 0

6. DIR-2008-5009-BSA-1A

Plan: Westwood
Council District: 5
Expiration Date: 2/23/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10333 West Santa Monica Boulevard

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to the provisions of Section 12.26 - K of the Los Angeles Municipal Code which found that **1)** the Department of Building and Safety did not err in the issuance of Building Permit 07048 – 10000 - 00251, and that **2)** Building and Safety did not err as there is no Corridor Plan for Santa Monica Boulevard, a Scenic Highway, or other overlay which would direct Building and Safety to require a sign - off from the Department of City Planning, and finding the Building and Safety environmental clearance adequate.

APPLICANT: Gene M. Elliot, Clear Channel, Inc.
Representative: Laura W. Brill; Kendall, Brill, and Kleiger, LLP

APPELLANTS: 1) Barbara Broide Westwood South of Santa Monica Boulevard Homeowners Association
2) Jan Reichmann, President, Comstock Hills Homeowners Association
3) Dennis Hathaway, President, Coalition to Ban Billboard Blight

Recommended Actions:

Deny the appeal; **Sustain** the Zoning Administrator's decision and find that **1)** the Department of Building and Safety did not err in the issuance of Building Permit 07048 - 10000 - 00251, and that **2)** Building and Safety did not err as there is no Corridor Plan for Santa Monica Boulevard, a Scenic Highway, or other overlay which would direct Building and Safety to require a sign-off from the Department of City Planning, and find the Building and Safety environmental clearance adequate.

Staff: Al Landini (213) 369-0552

DISCUSSION:

Planning staff presented their report. The appellant's representative spoke and then the appellants spoke to the Commission. The applicant's representative spoke to the Commission. There were several speakers for the appeal and several against the appeal. A lengthy discussion ensued between the Commissioners and they made several Findings for granting the appeal.

Motion: To grant the appeal and overturn the Zoning Administrator's decision based on several Commission Findings.

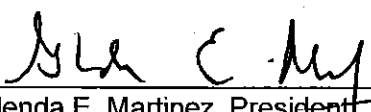
Moved: Donovan
Seconded: Martinez
Ayes: Linnick
Recused: Foster

Vote: 3 - 0

7. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:09 p.m.



Glenda E. Martinez, President



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

Adopted on March 3, 2010