

UNOFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 7, 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 4:37 p.m.

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

1. DEPARTMENT REPORT

- A. PLUM recommended Christopher Lee as a new Commissioner for the West Los Angeles Area Planning Commission. City Council enacted the final approval for the re-enactment of Phase Two of the Playa Vista Project. The City Planning Commission approved the Zone Change and Plan Amendments and disapproved the Subdivision Appeal for the Bundy Village Project.

2. COMMISSION BUSINESS

- A. Advance Calendar - no changes
- B. Commission Requests - none
- C. Approved the minutes

Motion: To approve the minutes from March 3, 2010 with an addition to the Item No. 3 motion to include language stating that the building is not a shopping center.

Moved: Foster
Seconded: Linnick
Ayes: Donovan, Martinez

Vote: 4 - 0

3. ZA-2009-0941-F-1A
CEQA: ENV-2009-0942-CE

Plan: Brentwood
Council District No.: 11
Expiration Date: 4/30/10 extended
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1001 North Fiske Street

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the denial of a Zoning Administrator's Determination to permit the continued use and maintenance of an existing 3-foot 6-inch high masonry wall and 4-foot 6-inch high hedge with a cumulative height of 8 feet within the front yard setback area of an existing single-family dwelling in lieu of the maximum 3 feet 6 inches otherwise allowed in the front yard pursuant to Section 12.21-C,1(g) of the Municipal Code in the R1 Zone, and finding the environmental clearance Categorical Exemption ENV-2009-0942-CE. [SC]

APPLICANT: Kathleen and Anthony Blue

APPELLANT: Benjamin and Elizabeth Widhelm (new owner)

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination to permit the continued use and maintenance of an existing 3-foot 6-inch high masonry wall and 4-foot 6-inch high hedge with a cumulative height of 8 feet within the front yard setback area of an existing single-family dwelling in lieu of the maximum 3 feet 6 inches otherwise allowed in the front yard in the R1 Zone.

Find the environmental clearance Categorical Exemption ENV-2009-0942-CE.

Staff: Sue Chang (213) 978-3304

Motion: To adopt the recommended actions.

Moved: Donovan

Seconded: Foster

Ayes: Linnick, Martinez

Vote: 4 - 0

4. **DIR-2009-1968-DRB-SPP-1A**
CEQA: ENV-2009-1967-CE

Plan: Westwood

Council District No.: 5

Expiration Date: 4/19/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 632 Landfair Avenue

Proposed Project: Construction of a new 16 unit, 5-story, maximum 45 feet in height apartment with 67 subterranean parking spaces in the North Westwood Village Specific Plan area.

Requested Actions:

An appeal, pursuant to Section 11.5.7 of the Los Angeles Municipal Code, of the Director of Planning's approval of a Project Permit Compliance and Design Review Board Determination

with the North Westwood Village Specific Plan.

APPLICANT: David and Sunny Akhavi
Representative: Majid Nael

APPELLANT: Wolfgang Veith

Recommended Actions:

1. **Deny** the appeal in part.
2. **Sustain** the Director's Determination (Exhibit B) and add the additional Condition as indicated in the Recommendation Report.
3. **Adopt** the attached Findings.
4. **Find** the environmental clearance Categorical Exemption ENV-2009-1967-CE.

Staff: David Olivo (213) 978-1197

Motion: To grant the appeal in part, sustain the Director's Determination (Exhibit B) and add the additional Condition as indicated in the Recommendation Report, add an additional Condition that the units only be rented/leased as apartments and that no owner can advertise in any media venue offering rooms or beds for rent or lease, adopt the Findings and find the environmental clearance ENV-2009-1967-CE adequate for the project.

Moved: Donovan
Seconded: Foster
Ayes: Linnick, Martinez

Vote: 4 - 0

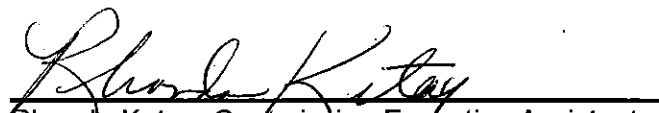
5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:22 p.m.



Glenda E. Martinez, President



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

Adopted on April 21, 2010