

UNOFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 21, 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. The Baseline Hillside Ordinance is scheduled for the City Planning Commission on April 22, 2010.

2. COMMISSION BUSINESS

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

Motion: To approve the minutes from April 7, 2010

Moved: Foster
Seconded: Linnick
Ayes: Donovan, Martinez

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: 4/30/10
Appeal Status: Not further appealable

CONTINUED FROM JANUARY 6, 2010

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:

1. **Deny** the appeal.
2. **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.
3. **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

Motion: To grant the appeal in part, waive the required 20 foot roadway width, adopt the Conditions of Approval by the Zoning Administrator, adopt the Conditions provided by the Neighborhood Council with the exception of Nos. 2, 3, 7.15, 7.16, 7.20, and 8, and adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV-2007-1026-MND-REC.

Moved: Donovan
Seconded: Foster
Ayes: Linnick, Martinez

Vote: **4 - 0**

4. **APCW-2009-1738-SPE-CDP-ZV-SPP-MEL and ZA-2007-3442-CUB-1A-PA1**

CEQA: ENV-2009-1739-MND

Plan: Venice

Council District: 11

Expiration Date: 5/15/10

Appeal Status: Coastal Development Permit, Specific Plan Exception, and Project Permit Compliance are further appealable to City Council, Zone Variance is further appealable if approved.

PUBLIC HEARING HELD ON MARCH 1, 2010

Project Location: 1305 S. Abbot Kinney

Proposed Project: Demolition of existing 1,312 square foot building and construction of a 1,248 square foot restaurant with a permit for beer and wine sales for on-site consumption and interior seating for 31 patrons and outdoor seating for 16 patrons. The restaurant would have hours of operation from 10:00 a.m. to 12:00 midnight daily and provide six (6) on-site parking spaces. The project is located on a 3,389 square foot lot classified in the C2-1-O-CA Zone and also located within the boundaries of the Venice Coastal Zone Specific Plan.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (MND) for the above referenced project..
2. Pursuant to Section 11.5.7 of the Municipal Code an **Exception** from Section 13 D and E of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit 6 on-site parking spaces in lieu of 14 parking spaces which are otherwise required.
3. Pursuant to Section 12.27 of the Municipal Code **Variances** from Section 12.21 A.5 as follows:
 - a. From 12.21 A.5 (c) to permit compact parking stalls within an on-site parking area that contains less than 10 overall spaces.
 - b. From 12.21 A.5 (h) to permit tandem parking.
 - c. From 12.21 C.6 (a) to not provide a loading space that is otherwise required for commercial buildings which abut an alley.
4. Pursuant to Section 4412.20.2 of the municipal Code, a **Coastal Development Permit** to allow the demolition of a 1,312 square foot, one-story structure with the construction, use and maintenance of a 1,248 square foot restaurant; with interior seating for 31 patrons and outdoor seating for 16 patrons; in the single permit area of the California Coastal Zone.
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 Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.)
7. Pursuant to 12.24 M and 12.36 B of the Municipal Code, an **Approval of Plans** for case ZA-1007-3442-CUB-A1 which was determined on appeal by the West Los Angeles Area Planning Commission at its meeting on March 19, 2008.

APPLICANT: Fran Camaj – ADC Development, Inc.
Representative: Will Nieves, Nieves and Associates

Recommended Actions:

1. **Adopt** Mitigated Negative Declaration No. ENV-2009-1739-MND.
2. **Disapprove** a Specific Plan Exception to permit six (6) on-site parking spaces in lieu of 14 parking spaces which are otherwise required.
3. **Approve** a Variance to permit compact parking stalls within an on-site parking area that contains less than 10 overall spaces.
4. **Approve** a Variance to permit tandem parking.
5. **Approve** a Variance to not provide a loading space that is otherwise required for commercial buildings which abut an alley.
6. **Approve** a Coastal Development Permit.
7. **Approve** a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan
8. **Approve** a Mello Act Compliance determination for this project located in the Coastal Zone
9. **Approval of Plans** for case ZA-1007-3442-CUB-PA1.
10. **Adopt** the attached Findings.

Staff: Kevin Jones (213) 978-1172

Motion: To approve the recommended actions, modify the hours of operation, and allow the use of several tandem parking spaces to provide a loading space between the hours of 8:30 to 11:00 a.m.

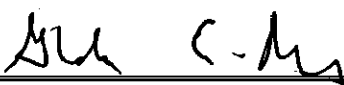
Moved: Foster
Seconded: Donovan
Ayes: Linnick, Martinez

Vote: 4 - 0

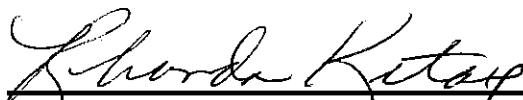
5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:01 p.m.



Glenda E. Martinez, President



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

Adopted on May 5, 2010