

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, May 5, 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 4:32 p.m.

Commissioners present: Thomas Donovan, Joyce Foster, and Glenda E. Martinez
Christopher Lee arrived at 4:40 p.m.

Commissioner absent: Erica Teasley Linnick

1. DEPARTMENT REPORT

- A. The Baseline Hillside Ordinance is scheduled for the City Planning Commission has been delayed.

2. COMMISSION BUSINESS

- A. Advance Calendar - no changes
- B. Commission Requests – to prevent Commission meetings for only one case

Motion: To continue Case No. ZA-2008-2334-CDP-MEL-1A, scheduled for May 19, 2010 to June 2 or 16, 2010.

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

Vote: 3 – 0

NOTE: The City Attorney has since clarified a Point of Order that a case continued to a Date Certain by the Commission and not on the current agenda cannot be acted on by the Commission.

- C. Approved the minutes

Motion: To approve the minutes from April 21, 2010

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

Vote: 3 - 0

Commissioner Lee arrived at the meeting.

3. **ZA-2008-4974-ZV-ZAD-1A**
CEQA: ENV-2008-4975-CE

Community Plan: Bel Air – Beverly Crest
Council District No.: 5
Expiration Date: 5/25/10
Appeal Status: Zone Variance is further
appealable if approved

PUBLIC HEARING

Location: 658 Nimes Road

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, **1a)** for the denial of a request for a Zone Variance for relief from Section 12.07.01-A,6 of the Code to permit the construction, use and maintenance of a secondary catering kitchen in a separate accessory building (Building C) in lieu of the permitted 10 square feet of counter space or one bar sink no more than one square-foot in size, and a request to permit three wet bars for family use in the main residence, and **b)** a request for a Zone Variance from Section 12.21-A,17(c)(1) of the Code to permit the construction use and maintenance of portions of the single-family dwelling under construction to have a height of 46.67 feet in lieu of the maximum permitted height of 36 feet, and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval of a Zoning Administrator's Determination to permit the construction, use and maintenance of **a)** a 6-foot high wall in the front yard setback area on the south side of the property in lieu of the maximum allowable height of 3 feet 6 inches permitted by Section 12.21-C,1(g) of the Code, and **b)** a maximum 8-foot high wall with 8-foot high pilasters and gates in the front yard setback area on the north side of the property in lieu of the maximum allowable height of 3 feet 6 inches, and **c)** a retaining wall varying in height from 7 feet to 8 feet in the side yard setback area on the north side of the property in lieu maximum allowable side yard height of 6 feet permitted by Section 12.21-C,1(g) of the Code, for a distance of approximately 145 feet, on an approximately 66,214 square-foot parcel in the RE20 Zone within the Hillside Area, and finding the environmental clearance Categorical Exemption ENV-2008-4975-CE.

APPLICANT: KFA Bel Air
Representative: Mark Armbruster

APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** of the Zoning Administrator's decision for the denial of a request for a Zone Variance **1**
a) to permit the construction, use and maintenance of a secondary catering kitchen in a separate accessory building (Building C) in lieu of the permitted 10 square feet of counter space or one bar sink no more than one square-foot in size, and a request to permit three wet bars for family use in the main residence, and **b)** a request to permit the construction use and

maintenance of portions of the single-family dwelling under construction to have a height of 46.67 feet in lieu of the maximum permitted height of 36 feet, and 2) for the approval of a Zoning Administrator's Determination to permit the construction, use and maintenance of a) a 6-foot high wall in the front yard setback area on the south side of the property in lieu of the maximum allowable height of 3 feet 6 inches, and b) a maximum 8-foot high wall with 8-foot high pilasters and gates in the front yard setback area on the north side of the property in lieu of the maximum allowable height of 3 feet 6 inches, and c) a retaining wall varying in height from 7 feet to 8 feet in the side yard setback area on the north side of the property in lieu maximum allowable side yard height of 6 feet permitted for a distance of approximately 145 feet, on an approximately 66,214 square-foot parcel in the RE20 Zone within the Hillside Area.

3. Find the environmental clearance Categorical Exemption ENV-2008-4975-CE.

Staff: Larry Friedman (213) 978-1134

DISCUSSION:

Planning staff presented their report and stated that Condition No. 10 was being appealed. There were two speakers for the appeal and two against the appeal. The Commissioners discussed the case at length.

Motion: To grant the appeal in part, granting the request for three wet bars in the main building and denying the request for non-attached main kitchen, adopt the Modified Conditions and Findings, and adopt Categorical Exemption ENV-2008-4975-CE.

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

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 6:03 p.m.



Glenda E. Martinez, President



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

Adopted on May 19, 2010