

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 16, 2010, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Glenda E. Martinez, President
Joyce L. Foster, Vice-President
Thomas M. Donovan, Commissioner
Christopher D. Lee, Commissioner
Erica Teasley Linnick, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3, 4, 5, 6, 7, and 8.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda itemized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of the minutes: May 19, 2010

3. **ZA-2008-2334-CDP-MEL-1A**
CEQA: ENV-2008-2235-MND

Community Plan: Brentwood .
Council District No.: 11
Expiration Date: 6/16/10 extended
Appeal Status: Not further appealable

CONTINUED FROM MAY 19, 2010

LIMITED PUBLIC HEARING

Location: 200 Mantua Road

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.20.2, for the approval of a Coastal Development Permit to permit the demolition of a 2,500 square-foot single-family dwelling and the construction, use and maintenance of a three-story, 11,330 square-foot single-family dwelling with a five-car garage on a 57,431 square-foot lot located within the dual jurisdiction permit area of the California Coastal Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-2235-MND.

APPLICANT: Alan Morelli
Representative: Antonio Bruno, Antonio Bruno AIA Architects

APPELLANT: Susan Kudo Leeds & Sheila Greger
Representative: Steven A. Morris & Jack L. Hennigsen

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a Coastal Development Permit to permit the demolition of a 2,500 square-foot single-family dwelling and the construction, use and maintenance of a three-story, 11,330 square-foot single-family dwelling with a five-car garage on a 57,431 square-foot lot located within the dual jurisdiction permit area of the California Coastal Zone.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-2235-MND.

Staff: Larry Friedman (213) 978-1225

4. **DIR-2010-743-CDO-1A**
CEQA: ENV-2010-744-CE

Community Plan: Westchester – Playa Del Rey
Council District No.: 11
Expiration Date: 6/17/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 8905 South Sepulveda Boulevard

Requested Actions:

An appeal of the Director of Planning's denial, pursuant to Section 13.08 E of the Municipal Code, of a Design Overlay Plan approval for two illuminated channel letter wall signs to be located on a tower structure of an existing one-story multi-tenant commercial building within the Downtown Westchester Community Design Overlay District, and find that Categorical Exemption ENV-2010-744-CE is the adequate environmental clearance for the project as recommended by City staff.

APPLICANT: Chase Bank
Representative: Steve Therriault, Signtech Electrical Advertising

APPELLANT: Signtech Electrical Advertising

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Director of Planning's Determination denying a Design Overlay Plan approval.
3. **Adopt** the attached Findings.
4. **Find** Categorical Exemption ENV-2010-744-CE is the adequate environmental clearance.

Staff: Jeff Pool (213) 978-1165

5. **ZA-2009-3722-CUB-ZV-1A**
CEQA: ENV-2009-3723-MND

Community Plan: Brentwood
Council District No.: 11
Expiration Date: 7/3/10
Appeal Status: Further appealable if Zone
Variance is approved to City Council

PUBLIC HEARING

Location: 11925 - 11927 West Montana Avenue and 11906 - 11928 West San Vicente Blvd

Requested Actions:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,27, for the dismissal of a Variance to permit the required parking to be located within off-site within 750 feet by lease agreement in lieu of a Covenant inasmuch as the applicant recorded a Covenant for said parking, and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,1 for the approval of a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 3,900 square-foot restaurant in the C1.5-1VL Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2009-3723-MND.

APPLICANT: Laurent Halasz, F&O Brentwood, Inc
Representative: Brett Engstrom, Art Rodriguez & Associates

APPELLANTS: 1) Saltair Neighbors, Representative: Elin Schwart
2) Brentwood Homeowners Association, Representative: Donald Keller
3) Brentwood Residents Coalition, Representative: Wendy - Sue Rosen
4) 11847 Gorham Homeowners Association, Representative:
Debbie Simmons

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1)** for the dismissal of a Variance to permit the required parking to be located within off-site within 750 feet by lease agreement in lieu of a Covenant inasmuch as the applicant recorded a Covenant for said parking, and **2)** for the approval of a Conditional Use Permit to allow the sale and dispensing of a full - line of alcoholic beverages for on-site consumption in conjunction with a 3,900 square-foot restaurant in the C1.5-1VL Zone.
3. **Adopt** environmental clearance Mitigated Negative Declaration ENV-2009-3723-MND.

Staff: Maya Zaitzevsky (213) 978-1416

6. PS 824-A-1A and ZA-2007-3365-ZAA-1A

CEQA: ENV-2007-3366-MND-REC2

Community Plan: Brentwood - Pacific Palisades

Council District No.: 11

Expiration Date: 6/16/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 523 ½ South Westgate Avenue

Project: Private Street approval and Zoning Administrator Adjustments to permit the construction of a single-family dwelling on a substandard and land - locked parcel.

Requested Actions:

An appeal of the Director of Planning's decision for the approval of Private Street 824-A and, 2) an appeal of the Zoning Administrator's decision approving, pursuant to Section 12.28, Adjustments to permit a reduced minimum lot area of 5,635 square feet in lieu of 7,500 square feet, a reduced minimum lot width of 38 feet in lieu of 60 feet, and a reduced front yard setback of 20 feet in lieu of 25 feet, and adopt the environmental clearance ENV-2007-3366-MND-REC2.

APPLICANT: Alina LLC

APPELLANT: Mara and Scott Kamis, Dana and Tom Grogan, William and Frederike Hecht, C. Palmer, Marvin and Lorraine May, and Lenore and Richard Winsberg

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Director of Planning in approving Private Street 824-A.
3. **Adopt** the Findings and Conditions of Approval of PS 824-A.
4. **Sustain** the Associate Zoning Administrator in approving ZA-2007-3365-ZAA.
5. **Adopt** the Findings and Conditions of Approval of ZA-2007-3365-ZAA.
6. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2007-3366-MND-REC2 for both PS 824-A and ZA-2007-3365-ZAA.

Staff: Jonathan Hershey (213) 978-1349

7. [APCW-2009-2161-ZC-ZV-ZAA](#)

Related Case: VTT-70543-CN

CEQA: ENV-2009-2162-MND

Community Plan: Westchester – Playa Del Rey

Council District No.: 11

Expiration Date: 6/16/10

Appeal Status: Zone Variance is further appealable if approved; Zone Change is further appealable by applicant if disapproved.

PUBLIC HEARING HELD ON FEBRUARY 24, 2010

Location: 5780 85th Place and 8534 Belford Avenue

Proposed Project: New three-story, 20-unit townhouse condominium development with 40 parking spaces for residents and 6 parking spaces for guests.

Requested Actions:

1. Pursuant to L.A.M.C. Section 12.32, a request for a Zone Change from R2-1 to RAS3-1.
2. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow a 6-foot wall to be constructed within the required front yard setback.
3. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow a reduced minimum building separation of 8 feet in lieu of the 12 feet required by L.A.M.C. Section 12.21 C 2(a).
4. Pursuant to L.A.M.C. Section 12.27, a Zone Variance to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required usable open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
5. Adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

APPLICANT: Century Housing Corporation

Representative: Alex Moore, Hall and Foreman

Recommended Actions:

1. **Approve** and **recommend** the City Council adopt a request for a Zone Change from R2-1 to (T)(Q)RAS3-1, subject to the attached Conditions of Approval.
2. **Dismiss** a Zoning Administrator's Adjustment request to allow a 6-foot wall to be constructed within the required front yard setback.
3. **Dismiss** a Zone Variance to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required usable open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
5. **Approve** an Zoning Administrator's Adjustment to allow a reduced minimum building separation of 7 feet in lieu of the 12 feet required by Section 12.21 C 2(a).
6. **Adopt** the attached Findings.
7. **Recommend** that the applicant be advised that the time limits for effectuation of a zone in the "T" Tentative Classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative Classification be removed in the manner indicated on the attached page.
8. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.16, the City shall monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. **Advise** the applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

Staff: Theodore L. Irving (213) 978-1366

8.

VTT-70543-CN-1A

Related Case: APCW-2009-2161-ZC-ZV-ZAA **Community Plan:** Westchester – Playa Del Rey
CEQA: ENV-2009-2162-MND **Council District No.:** 11

Expiration Date: 6/16/10

Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 5780 85th Place and 8534 Belford Avenue

Proposed Project: New three-story, 20-unit townhouse condominium development with 40 parking spaces for residents and 6 parking spaces for guests.

Requested Actions:

An appeal of the Deputy Advisory Agency decision approving Vesting Tentative Tract Map 70543, and adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

APPLICANT: Century Housing Corporation
Representative: Alex Moore, Hall and Foreman

APPELLANT: Gary Schivley

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Deputy Advisory Agency decision approving Vesting Tentative Tract Map.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

Staff: Theodore L. Irving (213) 978-1366

9. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to up to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, July 7, 2010** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.