

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 21, 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.

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 agendized 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 agendized 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: June 16, 2010 and July 7, 2010

D. Election of Officers

3. **ZA-2009-1910-ZV-ZAA-ZAD-1A**

CEQA: ENV-2009-1911-MND

Community Plan: Brentwood

Council District No.: 11

Expiration Date: 8/15/10

Appeal Status: Zone Variance is further
appealable to City Council

PUBLIC HEARING

Location: 168 Medio Drive

Requested Action:

An appeal of the Zoning Administrator's decision **1a)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B,1, for the denial of a Variance from Section 12.08-A,1 of the Municipal Code to permit the continued use and maintenance of a former recreation room illegally converted to a 660 square-foot second dwelling unit in the R1 Zone where a maximum of one dwelling unit is otherwise permitted, and **1b)** denial of a Variance from Section 12.08-C,5 of the Municipal Code to permit a residential floor area of 58% (4,969 square feet) of the lot area in lieu of the 45% (3,865 square feet) otherwise permitted on lots with more than 7,500 square feet, in conjunction with the legalization of an existing non-permitted second dwelling unit on the property, and **1c)** denial of a Variance from Section 12.21-A,4(a) of the Municipal Code to permit one required parking space to be uncovered in lieu of being within a private garage as otherwise required in the R1 Zone, and, **2)** pursuant to Los Angeles Municipal Code Section 12.28-A, for the denial of a Zoning Administrator's Adjustment from Section 12.08-C,3 of the Municipal Code to permit a rear yard setback of 5 feet 8 inches in lieu of the 15 feet otherwise required for a dwelling unit in the R1 Zone in conjunction with the legalization of an existing non-permitted second dwelling unit, and **3)** pursuant to Los Angeles Municipal Code Section 12.28-A, for the approval of a Zoning Administrator's Adjustment from Section 12.21-C,1(g) of the Municipal Code to permit the continued use and maintenance of a hedge, pedestrian gate and fence elements that exceed the permitted height of 42 inches within the front yard setback; and of a hedge observing a height of 9 feet that exceeds the permitted height of 6 feet within the northerly side yard, and **4)** pursuant to Los Angeles Municipal Code Section 12.24-X,7 for

the approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence and wall, pedestrian and driveway gates, which exceed the maximum height 6 feet permitted within the southerly side yard, and the adopted the environmental clearance Mitigated Negative Declaration ENV-2009-1911-MND.

APPLICANT: Suzanne Pozzo
Representative: John J. Parker

APPELLANT: Same

Recommended Action:

- 1. Deny** the appeal.
- 2. Sustain** the Zoning Administrator's decision **1a)** for denial of a Variance to permit the continued use and maintenance of a former recreation room illegally converted to a 660 square-foot second dwelling unit in the R1 Zone where a maximum of one dwelling unit is otherwise permitted, and **1b)** for the denial of a Variance to permit a residential floor area of 58% (4,969 square feet) of the lot area in lieu of the 45% (3,865 square feet) otherwise permitted on lots with more than 7,500 square feet, in conjunction with the legalization of an existing non-permitted second dwelling unit on the property, and **1c)** for the denial of a Variance to permit one required parking space to be uncovered in lieu of being within a private garage as otherwise required in the R1 Zone, and **2)** denial of a Zoning Administrator's Adjustment to permit a rear yard setback of 5 feet 8 inches in lieu of the 15 feet otherwise required for a dwelling unit in the R1 Zone in conjunction with the legalization of an existing non-permitted second dwelling unit, and **3)** approval of a Zoning Administrator's Adjustment to permit the continued use and maintenance of a hedge, pedestrian gate and fence elements that exceed the permitted height of 42 inches within the front yard setback; and of a hedge observing a height of 9 feet that exceeds the permitted height of 6 feet within the northerly side yard, and **4)** approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence and wall, pedestrian and driveway gates, which exceed the maximum height 6 feet permitted within the southerly side yard.
- 3. Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-1911-MND.

Staff: Lourdes Green (213) 978-1313

4. 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, August 4, 2010** at:

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

An Equal Employment Opportunity/Affirmative Action employer

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.