

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 1, 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, and 5.

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 item 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: July 21, 2010
D. Election of Officers

3. **DIR-2009-2920-BSA-1A**

CEQA: N/A

Community Plan: Brentwood

Council District No.: 11

Expiration Date: 9/15/10 extended

Appeal Status: Not further appealable

CONTINUED FROM JULY 7, 2010 AND AUGUST 4, 2010

PUBLIC HEARING

Location: 15015 W. Bestor Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, for the denial of an appeal from the action of the Department of Building and Safety in issuing an Order to Comply to reduce the height of the fence/hedge in the required front yard to the maximum allowable height of 3 feet 6 inches above grade as required in Section 12.22-C,20(f)(2); and the Zoning Administrator's decision which found that the Department of Building and Safety did not err or abuse its discretion in issuing an Order to Comply [Case No. 252288, Order No. A-2050350], effective February 27, 2009, and thereby affirmed the action of the Department of Building and Safety, and found the Building and Safety environmental clearance adequate.

APPLICANT: Albert D. & Diane Cox Allen

APPELLANT: Albert D. & Diane Cox Allen
Representative: Jack Allen

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of an appeal from the action of the Department of Building and Safety in issuing an Order to Comply to reduce the height of the fence/hedge in the required front yard to the maximum allowable height of 3

- feet 6 inches above grade as required, and find that the Department of Building and Safety did not err or abuse its discretion in issuing an Order to Comply, and thereby affirm the action of the Department of Building and Safety.
3. **Consider** the Building and Safety environmental clearance adequate.

Staff: Sue Chang (213) 978-3304

4. **ZA-2009-2359-F-1A**

CEQA: ENV-2009-2360-CE

Community Plan: Venice

Council District No.: 11

Expiration Date: 9/15/10 extended

Appeal Status: Not further appealable

CONTINUED FROM AUGUST 4, 2010 DUE TO LACK OF QUORUM

PUBLIC HEARING

Location: 649 East Indiana Avenue

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7, for denial of a Zoning Administrator's Determination to permit the continued use and maintenance of a 6-foot 6-inch high cement block wall and a 7-foot 5-inch high pedestrian gate within the front yard setback area of an existing single-family dwelling in lieu of the required 3 feet 6 inches in height otherwise required in Section 12.22-C.20(f)(2), and finding the environmental clearance Categorical Exemption ENV-2009-2360-CE.

APPLICANT: Carlos Alberto Vidal

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination to permit the continued use and maintenance of a 6-foot 6-inch high cement block wall and a 7-foot 5-inch high pedestrian gate within the front yard setback area of an existing single-family dwelling in lieu of the required 3 feet 6 inches in height.
3. **Find** the environmental clearance Categorical Exemption ENV-2009-2360-CE.

Staff: Sue Chang (213) 978-3304

5. **APCW-2010-1234-SPE-DRB-SPP-COA**

Related Case: DIR-2010-1452-DRB-SPP-COA

CEQA: ENV-2010-1235-CE

Community Plan: Westwood

Council District No.: 5

Expiration Date: 9/4/10

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON JULY 26, 2010

Location: 10861 W. Weyburn Avenue

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Categorical Exemption (CE) ENV-2010-1235-CE Class 11 Category 1 (construction or placement of minor structures accessory to (appurtenant to) existing commercial facilities) for the above project.
2. Pursuant to Section 11.5.7 F 1(f) of the Municipal Code, **Specific Plan Exceptions** from the Westwood Village Specific Plan (Ordinance No. 164.305 as amended) as follows:
 - a. From Section 11.D to permit seven (7) wall signs;
 - b. From Section 11.E.1(f) to permit a wall sign with a maximum area of 181 square feet in lieu of the maximum sign area of 75 feet that is otherwise permitted; and
 - c. From Section 11.F. to allow the height of a wall sign to be 40 feet 6 inches in-lieu of the maximum height of 20 feet above the elevation of the sidewalk or roadway nearest the sign which is otherwise permitted.
3. Pursuant to Section 12.36 E and 16.50 of the Municipal Code, **Design Review Approval** for tenant improvements, including the installation of signage and replacement of storefront entrances, in conjunction with a change of occupancy of a vacant tenant space (previously EXPO Design Center) to a Target store in an existing multi-tenant retail building.
4. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance Determination** with the Westwood Village Specific Plan.
5. Pursuant to Section 12.20.3 of the Municipal Code and Section 6 of the Westwood Village Specific Plan, a **Certificate of Appropriateness** for the above referenced project which is located on the site of a Specific Plan designated locally significant cultural resource (the former Bullock's Department Store).

APPLICANT: Target Corporation c/o Kareem Ali
Representative: Douglas Couper, Greenberg Farrow

Recommended Action:

1. **Find** that the recommended project is Categorical Exempt pursuant to ENV-2010-1235-CE Class 11 Category 1 of the City CEQA Guidelines.
2. **Approve** a Specific Plan Exception to permit seven (7) wall signs.
3. **Approve** a Specific Plan Exception to permit a wall sign with a maximum area of 156 square feet.
4. **Approve** a Specific Plan Exception to permit the height of a wall sign to be 40 feet 6 inches above the elevation of the sidewalk or roadway nearest the sign.
5. **Approve** a Design Review determination with the Westwood Specific Plan.
6. **Approve** a Project Permit Compliance determination with the Westwood Community Design Review Board.
7. **Approve** a Certificate of Appropriateness for the project located on a designated locally significant cultural resource (former Bullock's building) in the Westwood Village Specific Plan area.
8. **Adopt** the attached Findings.
9. **Advise** the applicant that, pursuant to 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.

Staff: K. Jones (213) 978-1172

6. 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, September 15, 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.