

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 17, 2011, 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
Erica Teasley Linnick, Vice-President
Thomas M. Donovan, Commissioner
Joyce L. Foster, Commissioner
Christopher D. Lee, 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 and 4.

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 from June 1, 2011

D. Election of Officers

3. **ZA-2010-1006-ZAA-1A**

CEQA: ENV-2010-1007-CE

Plan: Brentwood

Council District: 11

Expiration Date: 8/27/11

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 110 North Tigertail Road

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28, for the denial of a Zoning Administrator's Adjustment to permit the continued use and maintenance of an existing perimeter fence that varies in height from 6 feet to 8 feet with a portion topped by a vinyl fence that varies in height from 4 feet to 6 feet for a total height variation from 6 feet to 14 feet in the front, side and rear yards in lieu of the maximum height of 6 feet that is otherwise permitted in the RA Zone and an appeal of the Zoning Administrator's decision to not adopt the action of the City in issuing a Notice of Exemption Article III, Section 3, City CEQA Guidelines, log reference ENV-2010-1007-CE for a Categorical Exemption, class 3, Category 6, City CEQA Guidelines.

APPLICANT: Mark Spoonamore

Representative: Paula Silletti

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.

2. **Sustain** the Zoning Administrator's decision to deny a Zoning Administrator's Adjustment to permit the continued use and maintenance of an existing perimeter fence that varies in height from 6 feet to 8 feet with a portion topped by a vinyl fence that varies in height from 4 feet to 6 feet for a total height variation from 6 feet to 14 feet in the front, side and rear yards in lieu of the maximum height of 6 feet that is otherwise permitted in the RA Zone.

3. **Sustain** the Zoning Administrator's decision to not adopt the action of the City in in issuing a Notice of Exemption Article III, Section 3, City CEQA Guidelines, log reference ENV-2010-1007-CE for a Categorical Exemption, class 3, Category 6, City CEQA Guidelines.

Staff: Sue Chang (213) 978-3304

4. **ZA-2010-2982-ZAA-1A**
CEQA: ENV 2010-2983-CE

Plan: West Los Angeles
Council District: 11
Expiration Date: 8/27/11
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1946 South Selby Ave

Requested Action:

An appeal of Condition Nos. 8 and 9 of the Zoning Administrator's decision to approve, pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.20-C,4 to permit the conversion, use and maintenance of a recreation room/gym resulting in a total of 17 dwelling units with 700 square feet of lot area for the 17th dwelling unit in lieu of the required 800 square feet per unit in the R3-1 Zone, provided that the 17th unit meets the definition and criteria set for an affordable housing unit reserved for Very Low Income Household pursuant to Section 50079.5 of the California Health and Safety Code to the satisfaction of the Los Angeles Housing Department; and the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Mitigated Negative Declaration ENV 2010-2983-CE. [SC]

APPLICANT: Steve Kreintenberg
Representative: Michael Rosen, AIA

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve, pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.20-C,4 to permit the conversion, use and maintenance of a recreation room/gym resulting in a total of 17 dwelling units with 700 square feet of lot area for the 17th dwelling unit in lieu of the required 800 square feet per unit in the R3-1 Zone, provided that the 17th unit meets the definition and criteria set for an affordable housing unit reserved for Very Low Income Household pursuant to Section 50079.5 of the California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (Condition Numbers 8 and 9).
3. **Adopt** the action of the lead agency in issuing environmental clearance Mitigated Negative Declaration ENV 2010-2983-CE.

Staff: Sue Chang (213) 978-3304

5. [APCW-2010-3464-ZC-ZAA-DD](#)
CEQA: ENV-2010-3463-MND

Plan: Westwood
Council District: 5
Expiration Date: 8/31/11
Appeal Status: Further appealable if disapproved to City Council

PUBLIC HEARING HELD ON July 11, 2011

Location: 10475 Santa Monica Boulevard

Proposed Project: The demolition of three (3) apartment buildings housing a total of 14 residential units and the construction of an approximately 26,631 square foot, 5-story apartment building consisting of 24 rental units. Of the 24 dwelling units proposed, 12 will be 2-bedroom units (approximately 1,000 square feet); seven (7) will be 1-bedroom units (approximately 775 square feet); and five (5) studio units (approximately 500 square feet). A total of 39 parking stalls composed of 22 subterranean parking spaces and 17 grade level parking spaces would be provided. The project is located on a 9,020 square foot site currently classified in the [Q] C2-1VL-O zone.

Requested Action:

1. Pursuant to Section 12.32 of the Municipal code, a **Zone Change** from [Q]C2-1VL-O (Commercial Zone with Qualifications) to (T)[Q]RAS4-1VL-O (Residential/Accessory Service Zone).
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources code, adopt the Mitigated Negative Declaration ENV-2010-3463-MND for the above referenced project.
3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.21.1 A to allow the proposed building to be 57 feet high in lieu of the maximum height of 50 feet that is otherwise permitted for buildings or structures in the proposed RAS4-1VL-O Zone.
4. Pursuant to Section 12.21 G.3, a **Director's Decision** to permit an 8% reduction of Open Space from the minimum required 2,700 square feet to 2,484 square feet.

APPLICANT: Shahab Ghods, Plus Architects

Recommended Action:

1. **Disapprove** the requested **Zone Change** from [Q]C2-1VL-O (Commercial Zone with Qualifications) to (T)[Q]RAS4-1VL-O (Residential/Accessory Services Zone with tentative T Conditions and permanent Q Conditions).
2. **Approve a Zone Change** from [Q]C2-1VL-O (Commercial Zone with Qualifications) to (T)(Q)RAS4-1VL-O (Residential/Accessory Service Zone with tentative T Conditions and Q Conditions).
3. **Approve** the requested **Adjustment** to permit an additional height of three (3) feet for a total over all building height of 53 feet instead of the 50 foot height limitation.
4. **Approve** the requested **Director's Decision** to permit an 8% reduction (216 square feet) of Open Space from the minimum required 2,700 square feet to 2,484 square feet.
5. **Adopt** the mitigated Negative Declaration, ENV-2010-3463-MND for the above referenced project.
6. **Adopt** the Findings.

Staff: Greg Shoop (213) 978-1243

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 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 7, 2011** 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.