

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 16, 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**

Erica Teasley Linnick, President
Thomas M. Donovan, Vice-President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Glenda E. Martinez, 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 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 November 2, 2011

3. **ZA-2010-2696-CDP-ZAA-1A**
CEQA: ENV-2010-2697-ND

Plan: West Los Angeles
Council District: 11
Expiration Date: 12/3/11
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 620 Resolano Drive and 580 Paseo Miramar

Requested Action:

An appeal of the entire decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve a Coastal Development Permit to permit a lot-line adjustment filed under Case No. AA-2009-1545-PMEX between two improved contiguous record lots located within the single permit jurisdiction of the California Coastal Zone; and pursuant to Los Angeles Municipal Code Section 12.28-A, to approve an adjustment from Section 12.07.01-C,4 of the Los Angeles Municipal Code to permit a reduced lot area of 13,868 square feet on Lot 29 of Case No. AA-2009-1545-PMEX in lieu of the minimum lot area of 15,000 square feet otherwise required in the RE15 Zone; and of the decision to adopt the action of the lead agency in issuing environmental clearance Negative Declaration ENV-2010-2697-ND.

APPLICANT: Hubie Kerns
Representative: Lynn James Heacox

APPELLANT: Andrea Pompelli Steyn

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Coastal Development Permit to permit a lot-line adjustment filed under Case No. AA-2009-1545-PMEX between two improved contiguous record lots located within the single permit jurisdiction of the California Coastal Zone; and to approve an adjustment to permit a reduced lot area of 13,868 square feet on Lot 29 of Case No. AA-2009-1545-PMEX

in lieu of the minimum lot area of 15,000 square feet otherwise required in the RE15 Zone.

3. **Sustain** the decision of the Zoning Administrator to adopt environmental clearance Negative Declaration ENV-2010-2697-ND.

Staff: Fernando Tovar (213) 978-1303

4. **ZA-2010-3363-ZAA-1A**

CEQA: ENV 2010-3364-CE

Plan: Bel Air-Beverly Crest

Council District: 5

Expiration Date: 12/10/11

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10291, 10297 Mariel Lane

Requested Action:

An appeal 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 12.07.01-C to permit a 3-foot front yard setback for 10291 Mariel Lane and a 5-foot front yard setback for 10297 Mariel Lane in lieu of the required 25 feet, and a reduced side yard setback of 6 feet in lieu of 8 feet 6 inches that are otherwise required for property split by Private Street 1054-B in the RE15-1 Zone; all in conjunction with construction of a single-family dwelling unit on each property located at 10291 and 10297 Mariel Lane; and of the Zoning Administrator's decision to adopt the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2010-3364-CE, for a Categorical Exemption, Class 5, Category 10, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: William Rosenberg
Representative: Benjamin Fiss

APPELLANT: Calgary Lane Residents Coalition and Melinda Benedek
Representative: Robert Glushon, Luna & Glushon

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Zoning Administrator's Adjustment to permit a 3-foot front yard setback for 10291 Mariel Lane and a 5-foot front yard setback for 10297 Mariel Lane in lieu of the required 25 feet, and a reduced side yard setback of 6 feet in lieu of 8 feet 6 inches that are otherwise required for property split by Private Street 1054-B in the RE15-1 Zone; all in conjunction with construction of a single-family dwelling unit on each property located at 10291 and 10297 Mariel Lane.
3. **Sustain** the decision of the Zoning Administrator to adopt environmental clearance Categorical Exemption ENV 2010-3364-CE.

Staff: Sue Chang (213) 978-3304

5. **ZA-2010-1726-CDP-MEL-1A**
CEQA: ENV-2010-1727-MND-REC1

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 12/3/11
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 17030 West Sunset Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to approve a Coastal Development Permit pursuant to the provisions of Los Angeles Municipal Code Section 12.20.2, to allow the construction of a new approximately 84,500 square-foot residential development consisting of three buildings containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone; and to adopt the action of the lead agency in issuing a Reconsideration of Mitigated Negative Declaration No. ENV 2010-1727-MND-REC1.

APPLICANT: Stephen Coaloa

APPELLANTS: 1) Amy C. Greenwood

2) Edgewater Towers Homeowners Association

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to approve a Coastal Development Permit pursuant to the provisions of Los Angeles Municipal Code Section 12.20.2, to allow the construction of a new approximately 84,500 square-foot residential development consisting of three buildings containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone.
3. **Adopt** the action of the lead agency in issuing a Reconsideration of Mitigated Negative Declaration No. ENV 2010-1727-MND-REC1.

Staff: Fernando Tovar (213) 978-1303

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, December 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.