

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 21, 2012
Henry Medina West L.A. Parking Enforcement Facility
11214 W. Exposition Boulevard, Second Floor, Roll Call Room
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Vice-president Thomas Donovan at 4:34 p.m.

Commissioners present: Thomas Donovan, Joyce L. Foster, Joseph Halper, and Glenda Martinez

Commissioners absent: Erica Teasley Linnick

1. DEPARTMENT REPORT

- A. City Council passed the Core Findings Ordinance and the Multiple Entitlements Ordinance has been freed from the City Attorney's Office and will be scheduled before PLUM in April. There have been several reassignments and promotions in the City Planning Department.

2. COMMISSION BUSINESS

- A. Advance Calendar - Commissioner Martinez will be absent on May 2, 2012.
- B. Commission Requests - to move the case tentatively scheduled for May 2nd to May 16, 2012.
- C. Approval of the minutes from February 15, 2012.

Motion: To approve the minutes from February 15, 2012.

Moved: Halper
Seconded: Martinez
Ayes: Donovan
Absent: Linnick

Vote: 3 - 0

Commissioner Foster was not present on February 15, 2012.

3. ZA-2011-2160-ZV-1A
CEQA: ENV-2011-2159-CE

Plan: Westchester-Playa Del Rey
Council District: 11
Expiration Date: 4/15//12
Appeal Status: Further appealable to City Council if approved

PUBLIC HEARING

Location: 7139 Flight Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal code Section 12.27-B and Charter Section 562, a Variance from Section 12.10-C,4(c) of the Municipal code to permit zero square feet of lot area in lieu of the required 800 square feet for a 14th dwelling unit in the R3-1 Zone, in conjunction with the conversion of an existing recreation room into a new dwelling unit in an existing 13-unit apartment complex, in which the 13th unit was previously permitted to have 751 square feet of lot area in lieu of the required 800 square feet, and do not certify the action of the lead agency to issue a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-2159-CE.

APPLICANT: Paul and Edythe Ling
Representative: David Yuguchi

APPELLANT: Same as above
Representative: Rosario Perry / David Yuguchi

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator decision to deny a Variance to permit zero square feet of lot area in lieu of the required 800 square feet for a 14th dwelling unit in the R3-1 Zone, in conjunction with the conversion of an existing recreation room into a new dwelling unit in an existing 13-unit apartment complex, in which the 13th unit was previously permitted to have 751 square feet of lot area in lieu of the required 800 square feet.
3. **Do not adopt** the action of the lead agency in issuing a Notice of Exemption, log reference ENV 2011-2159-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

The Zoning Administrator discussed the Department's position on the case. The appellant's representative spoke to the Commission. There was one speaker in support of the appeal. A discussion ensued between the Commissioners, Zoning Administrator, and the appellant's representative.

Motion: To deny the appeal, sustain the Zoning Administrator's decision to deny a Variance to permit the zero square feet of lot area in lieu of the required 800 square feet for a 14th dwelling unit in the R3-1 Zone, in conjunction with the conversion of an existing recreation room into a new dwelling unit in an existing 13-unit apartment complex, in which the 13th unit was previously permitted to have 751 square feet of lot area in lieu of the required 800 square feet, and to not adopt the Notice of Exemption ENV-2011-2159-CE.

Moved: Foster
Seconded: Martinez
Ayes: Halper and Donovan
Absent: Linnick

Vote: 4 - 0

4. **ZA-2011-2111-CDP-1A**
CEQA: ENV-2011-2011-2110-CE

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 3/21/11
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 17708 W. Tramonto Drive

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve: a Coastal Development Permit authorizing the construction of additions to an existing single-family dwelling located within the dual permit jurisdiction of the California Coastal Zone; and to adopt the action of the lead agency in issuing the Notice of Exemption (Article III, Section 1, City CEQA Guidelines), log reference ENV-2011-2110-CE, for a Categorical Exemption Class 3, Category 1, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300. [

APPLICANT: Mikhail Fyodorov / Larisa Sass
Representative: Jaime Massey / Patrick Tighe

APPELLANT: Marsha Krieger
Representative: John Henning

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.20.2, to approve: a Coastal Development Permit authorizing the construction of additions to an existing single-family dwelling located within the dual permit jurisdiction of the California Coastal Zone.
3. **Sustain** the decision of the Zoning Administrator to adopt the action of the lead agency in issuing the Notice of Exemption (Article III, Section 1, City CEQA Guidelines), log reference ENV-2011-2110-CE, for a Categorical Exemption Class 3, Category 1, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300.

Staff: Patricia Diefenderfer (213) 978-1370

DISCUSSION:

City Planning staff read a statement to the Commission from the City Attorney's Office and briefly discussed the Department's position on the case. The appellant's representative spoke to the Commission followed by the applicant's representative. A lengthy discussion ensued between the Commissioners, Planning staff, the appellant's representative, and the applicant's representative.

Motion: To extend the expiration date and continue the case to April 4, 2012.

Moved: Donovan
Seconded: Halper
Ayes: Foster and Martinez
Absent: Linnick

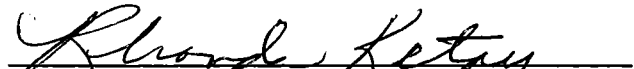
Vote: 4 - 0

5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 5:50 p.m.


Thomas Donovan, Vice-president


Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on 