

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 20, 2012, 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, 5, and 6.

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**

Items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Approval of the minutes from June 6, 2012

3. **ZA-2011-1502-CDP-1A**

CEQA: ENV 2011-1503-CE

Plan: Venice

Council District: 11

Expiration Date: 6/20/12 extended

Appeal Status: Not further appealable

CONTINUED FROM APRIL 18, 2012

PUBLIC HEARING

Location: 202 South 5th Avenue

Requested Action:

An appeal of the Zoning Administrator decision granting a Coastal Development Permit pursuant to Section 12.20.2 of the Los Angeles Municipal Code. The Zoning Administrator decision approved a Coastal Development Permit and Mello Act Compliance to permit the conversion of an existing three-story single-family dwelling into two dwelling units with an attached five-car garage on a lot zoned RD2-1 located within the single jurisdiction of the California Coastal Zone; and the 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 2011-1503-CE, for a Categorical Exemption, Class 3, Category 2, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: Joel Hall

Representative: Sonia S. Rodrigues, Sonia Rodrigues and Associates

APPELLANT: Same as above

Recommended Action:

- 1. **Deny** the appeal.
- 2. **Sustain** the decision of the Zoning Administrator, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, to approve a Coastal Development Permit and Mello Act Compliance to permit the conversion of an existing three-story single-family dwelling into two dwelling units with an attached five-car garage on a lot zoned RD2-1 located within the single jurisdiction of the California Coastal Zone, subject to Conditions of Approval.

3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV 2011-1503-CE.

Staff: Sue Chang (213) 978-3304

4. **ZA 2011-1871-ZV-ZAA-F-1A**
CEQA: ENV 2011-1872-ND

Plan: Palms – Mar Vista – Del Rey
Council District: 11
Expiration Date: 7/11/12
Appeal Status: Zone Variance is further
appealable to City Council if approved

PUBLIC HEARING

Location: 3928 East Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to DENY: 1) pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a variance from Section 12.08-A to allow a third dwelling unit in lieu of a maximum of one single-family dwelling in conjunction with the construction of a new two-story, three-car garage with a dwelling unit above in the R1-1 Zone; 2) pursuant Section 12.28 A of the Code, a Zoning Administrator's Adjustment to allow the conversion of an existing garage to a recreation room observing a 2.5-foot side yard from the northerly property line in lieu of the 5-foot side yard as required by Code Section 12.08-C,2; and a reduced rear yard of 10 feet in lieu of the required 15 feet required per Code Section 12.08-C,3 for the proposed dwelling unit above the garage; and 3) pursuant Section 12.24-X,7 of the Code, a Zoning Administrator's Determination to allow the construction, use, and maintenance of a 6-foot high tubular steel fence in the required front yard in lieu of 3 feet 6 inches allowed by Section 12.22-C,20(f)(2) of the Code; and the Zoning Administrator's decision to reject the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2011-1872-ND as the environmental clearance.

APPLICANT: Peter Lively

APPELLANT: Same as above

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny a Variance from Section 12.08-A to allow a third dwelling unit in lieu of a maximum of one single-family dwelling in conjunction with the construction of a new two-story, three-car garage with a dwelling unit above in the R1-1 Zone; deny a Zoning Administrator's Adjustment to allow the conversion of an existing garage to a recreation room observing a 2.5-foot side yard from the northerly property line in lieu of the 5-foot side yard as required by Code Section 12.08-C,2; and a reduced rear yard of 10 feet in lieu of the required 15 feet required per Code Section 12.08-C,3 for the proposed dwelling unit above the garage; and 3) and deny a Zoning Administrator's Determination to allow the construction, use, and maintenance of a 6-foot high tubular steel fence in the required front yard in lieu of 3 feet 6 inches allowed by Section 12.22-C,20(f)(2) of the Code.
3. **Adopt** the Findings.

4. **Do not adopt** environmental clearance Negative Declaration ENV 2011-1872-ND.

Staff: Sue Chang (213) 978-3304

5. **ZA-2011-2968-ZAA-1A**

CEQA: ENV-2011-2969-CE

Plan: Venice

Council District: 11

Expiration Date: 7/31/12

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 741-743 East Milwood Avenue

Requested Action:

An appeal of the decision of the Zoning Administrator to approve, pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, Adjustments from: 1) Section 12.09-C,2 of the Code to permit the maintenance of a northerly side yard setback of 3 feet 8 inches and a southerly side yard of approximately 3 feet 9.3 inches, in lieu of the 4 feet otherwise required, in conjunction with the construction of a two-story addition to a single-family dwelling in the Coastal Zone; 2) Section 12.21-C,5(f) to permit a 2-foot northerly side yard setback for a proposed new detached garage and second-story recreational room, in lieu of the 4 feet otherwise required; and 3) Section 12.21-C,1(g) to permit the continued use and maintenance of a 7-foot in height front yard gate and pilasters, and a 6-foot in height hedge, in lieu of the maximum 3 feet 6 inches otherwise permitted; the decision to adopt the recommendation of the lead agency to adopt Categorical Exemption ENV 2011-2969-CE as the environmental clearance for this action.

APPLICANT: Todd Piccus

Representative: Devin Donner, Rudin Donner Design, Inc.

APPELLANT: S. Scott Meyers

Representative: Arthur H Barens, Esq.

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve Adjustments from: 1) Section 12.09-C,2 of the Code to permit the maintenance of a northerly side yard setback of 3 feet 8 inches and a southerly side yard of approximately 3 feet 9.3 inches, in lieu of the 4 feet otherwise required, in conjunction with the construction of a two-story addition to a single-family dwelling in the Coastal Zone; 2) Section 12.21-C,5(f) to permit a 2-foot northerly side yard setback for a proposed new detached garage and second-story recreational room, in lieu of the 4 feet otherwise required; and 3) Section 12.21-C,1(g) to permit the continued use and maintenance of a 7-foot in height front yard gate and pilasters, and a 6-foot in height hedge, in lieu of the maximum 3 feet 6 inches otherwise permitted, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV 2011-2969-CE

Staff: Maya Zaitzevsky (213) 978-1416

6. **ZA-2011-1068-CUW-1A**
CEQA: 2011-1069-CE

Plan: Venice
Council District: 11
Expiration Date: 7/28/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 737 W. Washington Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision in approving a Conditional Use, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, to permit the construction, use and maintenance of an unmanned wireless telecommunications facility; and the Zoning Administrator's decision to adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2011-1069-CE as the environmental clearance for this action.

APPLICANT: Celly Adamo, Reliant Land Services for AT&T Mobility;

APPELLANT: Agnes J. Huff

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator in approving a Conditional Use, to permit the construction, use and maintenance of an unmanned wireless telecommunications facility, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** environmental clearance Mitigated Negative Declaration ENV 2011-1069-CE.

Staff: Albert Landini (213) 978-1318

7. **DIR-2012-154-DRB-SPP-1A**
CEQA: ENV-2012-155-CE

Plan: Brentwood - Pacific Palisades
Council District: 11
Expiration Date: 7/17/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 11633 West San Vicente Boulevard

Proposed Project: Design Review and Project Permit Compliance for a business identification wall sign, "UCLA Health System" composed of channel letters and partially internally illuminated with LED lights.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of a Design Review and Project Permit Compliance pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code.

APPLICANT: Kirsten Weinoe of Douglas Emmett, LLC

APPELLANT: UCLA Health Systems

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Design Review and Project Permit Compliance for the installation of one wall sign.
3. **Adopt** the environmental clearance Categorical Exemption ENV-2012-155-CE.

Staff: Ondrea Tye (213) 978-1197

8. 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, July 18, 2012** 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.