

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, January 19, 2011
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 President Glenda E. Martinez at 4:38 p.m.

Commissioners present: Thomas Donovan, Joyce L. Foster, Erica Teasley Linnick, and Glenda E. Martinez

Commissioners absent: Christopher D. Lee

1. DEPARTMENT REPORT

- A. The City of Los Angeles won the litigation over the monitoring of the general plan framework and the litigation over Phase Two of the Playa Vista Project.
- B. The City Council disapproved the requests of the CAO that would have resulted in staffing cutbacks in the Planning Department.

2. COMMISSION BUSINESS

- A. Advance Calendar – Commissioners Martinez and Linnick will not be available for the February 2, 2011 meeting.

Motion: To cancel the West Los Angeles Area Planning Commission meeting scheduled for February 2, 2011.

Moved: Martinez
Seconded: Foster
Ayes: Martinez, Foster, Donovan, Linnick
Absent: Lee

Vote: 4 - 0

- B. Commission Requests - none

- C. Approval of the minutes from November 17, 2010 and January 5, 2011 tabled to the next regular meeting.

ITEM NO. 4 TAKEN OUT OF ORDER.

4. APCW-2010-800-SPE-CDP-SPP-MEL

Related Case: AA-2010-791-PMLA

CEQA: ENV-2010-794-MND

Plan: Venice

Council District: 11

Expiration Date: 2/21/11

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON DECEMBER 8, 2010

Project Location: 14 East Reef Street

Proposed Project: Continued use and maintenance of four dwellings (two permitted dwelling units and two additional units converted from four guest rooms) to four dwelling units. The project includes eight parking spaces contained within four 2-car garages. No new construction is proposed. The proposed project is located on a 3,153 square foot site classified in the R3-1 Zone and also located within the Marina Peninsula Subarea of the Venice Coastal Zone Specific Plan. The Deputy Advisory Agency is considering a Parcel Map request for the conversion of the four dwelling units to condominiums. The Parcel Map is not a subject to be considered by the Area Planning Commission.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration for the above referenced project.
2. Pursuant to Section 11.5.7 of the Municipal Code, **Exceptions** to the Venice Coastal Zone Specific Plan (Ordinance No.175,693) as follows:
 - A. From Section 10.D 1(b) to permit four dwelling units on an approximately 3,153 square foot property classified in the R3 Zone instead of the maximum two dwellings otherwise permitted.
 - B. From Section 13.D to permit eight parking spaces in lieu of the 9 parking spaces that are otherwise required.
3. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** for a Parcel Map to convert two existing dwelling units and four guest rooms to four condominium units having eight ground level parking spaces contained within four 2-car garages on a 3,153 sq. ft. site located within the dual jurisdiction area of the California Coastal Act.
4. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.)

APPLICANTS: Lorraine K. Ferguson, Catherine R. Rubenstein, Sabri Sansoy, Bonnie W. Wiseman, Deborah E. Wolf and Laurence I. Wolf
Representative: Robert L. Glushon, Luna and Glushon

Recommended Actions:

1. **Disapprove** the requested **Specific Plan Exception** to permit four dwelling units on an approximately 3,153 square foot property classified in the R3 Zone instead of the maximum two dwellings otherwise permitted.
2. **Disapprove** the requested **Specific Plan Exception** to permit eight (8) parking spaces in lieu of the nine (9) parking spaces that are otherwise required.
3. **Disapprove** the request for a Coastal Development Permit to convert two existing dwelling units and four guest rooms to four condominium units having eight ground level parking spaces contained within four 2-car garages on a 3,153 sq. ft. site located within the dual jurisdiction area of the California Coastal Act as described above
4. **Disapprove** the requested **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. **Disapprove** a Mello Act Compliance Review for projects in the Coastal Zone
6. **Adopt** the attached Findings.

Staff: Kevin Jones (213) 978-1172

DISCUSSION:

Planning staff presented their report. The applicant's representative spoke, two of the applicants spoke. There was one speaker in support of the requested actions. The City Council representative spoke in support of the applicants. The Commission discussed the case at length.

Motion:

1. To approve Exceptions to the Venice Coastal Zone Specific Plan (Ordinance No.175,693) as follows, subject to Conditions of Approval from related Case No. AA-2010-791-PMLA:
 - A. to permit four dwelling units on an approximately 3,153 square foot property classified in the R3 Zone instead of the maximum two dwellings otherwise permitted.
 - B. to permit eight parking spaces in lieu of the 9 parking spaces that are otherwise required.
2. To approve a Coastal Development Permit for a Parcel Map to convert two existing dwelling units and four guest rooms to four condominium units having eight ground level parking spaces contained within four 2-car garages on a 3,153 sq. ft. site located within the dual jurisdiction area of the California Coastal Act.
3. To approve a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
4. To approve a Mello Act Compliance review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.)
5. To adopt the Findings submitted by the applicant's representative.
6. To adopt the Mitigated Negative Declaration ENV-2010-794-MND for the above referenced project.

Moved: Donovan
Seconded: Foster
Ayes: Donovan, Foster, Linnick, Martinez
Absent: Lee

Vote: 4 - 0

3. **APCW-2010-2130-SPE-CDP-ZAD-SPP**
CEQA: ENV-2010-2131-MND

Plan: Venice
Council District: 11
Expiration Date: 1/8/11
Appeal Status: Further appealable to City Council

CONTINUED FROM JANUARY 5, 2011

PUBLIC HEARING HELD ON NOVEMBER 8, 2010

Project Location: 2504, 2508, and 2510 Pacific Avenue

Proposed project: Conversion of three existing duplexes which are located on adjacent lots into three 4-unit apartment buildings. The three duplexes include a total of 12 existing units, of which six are permitted and six were not permitted. No construction is proposed. Each of the three buildings is 2-stories and 28-feet in height with four units and 5 parking spaces. The project also requests the continued use and maintenance of an over-height fence in the front yard of each building along the combined project frontage. The project is located on three lots with a combined area of approximately 7,980 square feet, classified in the RD1.5-1-O residential zone, and also located within the North Venice Subarea of the Venice Coastal Zone Specific Plan.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration for the above referenced project.
2. Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the Venice Coastal Zone Specific Plan (Ordinance #175,693) as follows:
 - a. From section 10 F.2.A. to permit four dwelling units in lieu of the maximum of two units otherwise permitted on each of three separate adjacent approximately 2,660 square foot lots classified in the RD1.5-1O zone and legally described as lots 14, 15, and 16; Block 29; Short Line Beach Subdivision #4 (for a total of 12 dwelling units instead of 6).
 - b. From Section 13 D and E to permit reduced parking for three 4-unit dwellings with each building providing five parking spaces (total of 15 parking spaces) in lieu of 8 parking spaces (total of 24 spaces) otherwise required.
3. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit to convert three existing duplexes, to three 4-unit apartments with a 6-foot high fence in the front yards and providing reduced parking as described above. The site is located within the dual jurisdiction area of the California Coastal Act.
4. Pursuant to Section 12.24.X.7 of the Municipal Code, a Fence Height Determination to permit the continued use and maintenance of a 6 foot high steel fence located in the front yard of all three properties in lieu of the maximum 42 inch in height (3 ½ feet) fence or wall that is otherwise permitted in the front yard setback of properties located in the RD1.5 Zone.
5. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.

APPLICANT: Robert J. and Rose E. Rothstein
Representative: Henry Ramirez

Recommended Actions:

1. **Disapprove** the requested Specific Plan Exception to permit four dwelling units in lieu of the maximum of two units otherwise permitted on each of three separate adjacent approximately 2,660 square foot lots classified in the RD1.5-1O zone.
2. **Disapprove** the requested Specific Plan Exception to permit reduced parking for three 4-unit dwellings with each building providing five parking spaces (total of 15 parking spaces) in lieu of 8 parking spaces (total of 24 spaces) otherwise required.
3. **Approve** the requested Fence Height Determination to permit the continued use and maintenance of a 6 foot high steel fence located in the front yard of all three properties in lieu of the maximum 42 inch in height (3 ½ feet) fence or wall that is otherwise permitted in the front yard setback of properties located in the RD1.5 Zone.
4. **Approve in Part** the request for a Coastal Development Permit for a 6-foot high fence in the front yard.
5. **Disapprove in Part** the request for a Coastal Development Permit to convert three existing duplexes, to three 4-unit apartments providing reduced parking as described above
6. **Disapprove** the requested Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
7. **Adopt** the attached Findings.

Staff: Kevin Jones (213) 978-1172

DISCUSSION:

Planning staff presented their report. The applicant's representative spoke. The Commission discussed the case and approved the requested actions subject to providing one unit per building for affordable low-income housing.

Motion:

1. To approve Exceptions from the Venice Coastal Zone Specific Plan (Ordinance #175,693) as follows:
 - a. to permit four dwelling units in lieu of the maximum of two units otherwise permitted on each of three separate adjacent approximately 2,660 square foot lots classified in the RD1.5-1O zone and legally described as lots 14, 15, and 16; Block 29; Short Line Beach Subdivision #4 (for a total of 12 dwelling units instead of 6), subject to Conditions of Approval to include one low income unit per building.
 - b. to permit reduced parking for three 4-unit dwellings with each building providing five parking spaces (total of 15 parking spaces) in lieu of 8 parking spaces (total of 24 spaces) otherwise required.
2. To approve a Coastal Development Permit to convert three existing duplexes, to three 4-unit apartments with a 6-foot high fence in the front yards and providing reduced parking as described above. The site is located within the dual jurisdiction area of the California Coastal Act.
3. To approve a Fence Height Determination to permit the continued use and maintenance of a 6 foot high steel fence located in the front yard of all three properties in lieu of the maximum 42 inch in height (3 ½ feet) fence or wall that is otherwise permitted in the front yard setback of properties located in the RD1.5 Zone.
4. To approve a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
5. Adopt the Mitigated Negative Declaration ENV-2010-2131-MND for the above referenced project.

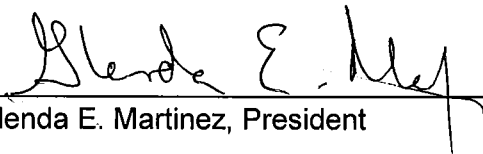
Moved: Donovan
Seconded: Foster
Ayes: Donovan, Foster, Linnick, Martinez
Absent: Lee

Vote: 4 - 0

5. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 6:30 p.m.


Glenda E. Martinez, President


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

Adopted on March 2, 2011