

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 16, 2010
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 4:36 p.m.

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

Commissioner absent: Christopher D. Lee

1. DEPARTMENT REPORT

A. No report

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Donovan will be absent on 7/7/10, Commissioner Foster will be absent on 7/21/10.

B. Commission Requests - none

C. Approved the minutes

Motion: To approve the minutes from May 19, 2010

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

Vote: 4 – 0

3. **ZA-2008-2334-CDP-MEL-1A**
CEQA: ENV-2008-2235-MND

Community Plan: Brentwood
Council District No.: 11
Expiration Date: 6/16/10 extended
Appeal Status: Not further appealable

CONTINUED FROM MAY 19, 2010

LIMITED PUBLIC HEARING

Location: 200 Mantua Road

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.20.2, for the approval of a Coastal Development Permit to permit the demolition of a 2,500 square-foot single-family dwelling and the construction, use and maintenance of a three-story, 11,330 square-foot single-family dwelling with a five-car garage on a 57,431 square-foot lot located within the dual jurisdiction permit area of the California Coastal Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-2235-MND.

APPLICANT: Alan Morelli
Representative: Antonio Bruno, Antonio Bruno AIA Architects

APPELLANT: Susan Kudo Leeds & Sheila Greger
Representative: Steven A. Morris & Jack L. Hennigsen

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a Coastal Development Permit to permit the demolition of a 2,500 square-foot single-family dwelling and the construction, use and maintenance of a three-story, 11,330 square-foot single-family dwelling with a five-car garage on a 57,431 square-foot lot located within the dual jurisdiction permit area of the California Coastal Zone.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-2235-MND.

Staff: Larry Friedman (213) 978-1225

DISCUSSION:

Planning staff presented an overview of the project. The Commissioners discussed the project but felt uncomfortable approving or denying the project with the information available to them. No motion was made, so the Commission failed to act.

AGENDA ITEM NOS. 7 AND 8 TAKEN OUT OF ORDER

7. **APCW-2009-2161-ZC-ZV-ZAA**
Related Case: VTT-70543-CN
CEQA: ENV-2009-2162-MND

Community Plan: Westchester – Playa Del Rey
Council District No.: 11
Expiration Date: 6/16/10
Appeal Status: Zone Variance is further appealable if approved; Zone Change is further appealable by applicant if disapproved.

PUBLIC HEARING HELD ON FEBRUARY 24, 2010

Location: 5780 85th Place and 8534 Belford Avenue

Proposed Project: New three-story, 20-unit townhouse condominium development with 40 parking spaces for residents and 6 parking spaces for guests.

Requested Actions:

1. Pursuant to L.A.M.C. Section 12.32, a request for a Zone Change from R2-1 to RAS3-1.
2. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow a 6-foot wall to be constructed within the required front yard setback.
3. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow a reduced minimum building separation of 8 feet in lieu of the 12 feet required by L.A.M.C. Section 12.21 C 2(a).
4. Pursuant to L.A.M.C. Section 12.27, a Zone Variance to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required usable open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
5. Adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

APPLICANT: Century Housing Corporation

Representative: Alex Moore, Hall and Foreman

Recommended Actions:

1. **Approve and recommend** the City Council adopt a request for a Zone Change from R2-1 to (T)(Q)RAS3-1, subject to the attached Conditions of Approval.
2. **Dismiss** a Zoning Administrator's Adjustment request to allow a 6-foot wall to be constructed within the required front yard setback.
3. **Dismiss** a Zone Variance to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required usable open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
5. **Approve** an Zoning Administrator's Adjustment to allow a reduced minimum building separation of 7 feet in lieu of the 12 feet required by Section 12.21 C 2(a).
6. **Adopt** the attached Findings.
7. **Recommend** that the applicant be advised that the time limits for effectuation of a zone in the "T" Tentative Classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative Classification be removed in the manner indicated on the attached page.
8. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.16, the City shall monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. **Advise** the applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

Staff: Theodore L. Irving (213) 978-1366

DISCUSSION:

Planning staff presented a request by the applicant to continue this case to a later date.

Motion: To continue Case No. APCW-2009-2161-ZC-ZV-ZAA to a future date.

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

Vote: 4 - 0

8. VTT-70543-CN-1A

Related Case: APCW-2009-2161-ZC-ZV-ZAA **Community Plan:** Westchester – Playa Del Rey
CEQA: ENV-2009-2162-MND **Council District No.:** 11
Expiration Date: 6/16/10
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 5780 85th Place and 8534 Belford Avenue

Proposed Project: New three-story, 20-unit townhouse condominium development with 40 parking spaces for residents and 6 parking spaces for guests.

Requested Actions:

An appeal of the Deputy Advisory Agency decision approving Vesting Tentative Tract Map 70543, and adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

APPLICANT: Century Housing Corporation
Representative: Alex Moore, Hall and Foreman

APPELLANT: Gary Schivley

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Deputy Advisory Agency decision approving Vesting Tentative Tract Map.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

Staff: Theodore L. Irving (213) 978-1366

Planning staff presented a request by the applicant to continue this case to a later date.

Motion: To continue Case No. VTT-70543-CN-1A to a future date.

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

Vote: 4 - 0

4. **DIR-2010-743-CDO-1A**
CEQA: ENV-2010-744-CE

Community Plan: Westchester – Playa Del Rey
Council District No.: 11
Expiration Date: 6/17/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 8905 South Sepulveda Boulevard

Requested Actions:

An appeal of the Director of Planning's denial, pursuant to Section 13.08 E of the Municipal Code, of a Design Overlay Plan approval for two illuminated channel letter wall signs to be located on a tower structure of an existing one-story multi-tenant commercial building within the Downtown Westchester Community Design Overlay District, and find that Categorical Exemption ENV-2010-744-CE is the adequate environmental clearance for the project as recommended by City staff.

APPLICANT: Chase Bank
Representative: Steve Therriault, Signtech Electrical Advertising

APPELLANT: Signtech Electrical Advertising

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Director of Planning's Determination denying a Design Overlay Plan approval.
3. **Adopt** the attached Findings.
4. **Find** Categorical Exemption ENV-2010-744-CE is the adequate environmental clearance.

Staff: Jeff Pool (213) 978-1165

DISCUSSION:

Planning staff presented their report. The appellant and applicant spoke to the Commission. The Commission discussed the case.

Motion: To deny the appeal, sustain the Director of Planning's Determination denying a Design Overlay Plan approval, adopt the attached Findings, and find Categorical Exemption ENV-2010-744-CE is the adequate environmental clearance.

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

Vote: 4 - 0

5. **ZA-2009-3722-CUB-ZV-1A**
CEQA: ENV-2009-3723-MND

Community Plan: Brentwood
Council District No.: 11
Expiration Date: 7/3/10
Appeal Status: Further appealable if Zone Variance is approved to City Council

PUBLIC HEARING

Location: 11925 - 11927 West Montana Avenue and 11906 - 11928 West San Vicente Blvd

Requested Actions:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,27, for the dismissal of a Variance to permit the required parking to be located within off-site within 750 feet by lease agreement in lieu of a Covenant inasmuch as the applicant recorded a Covenant for said parking, and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,1 for the approval of a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 3,900 square-foot restaurant in the C1.5-1VL Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2009-3723-MND.

APPLICANT: Laurent Halasz, F&O Brentwood, Inc
Representative: Brett Engstrom, Art Rodriguez & Associates

APPELLANTS: **1)** Saltair Neighbors, Representative: Elin Schwart
2) Brentwood Homeowners Association, Representative: Donald Keller
3) Brentwood Residents Coalition, Representative: Wendy - Sue Rosen
4) 11847 Gorham Homeowners Association, Representative: Debbie Simmons

Recommended Actions:

- 1. Deny** the appeal.
- 2. Sustain** the Zoning Administrator's decision **1)** for the dismissal of a Variance to permit the required parking to be located within off-site within 750 feet by lease agreement in lieu of a Covenant inasmuch as the applicant recorded a Covenant for said parking, and **2)** for the approval of a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 3,900 square-foot restaurant in the C1.5-1VL Zone.
- 3. Adopt** environmental clearance Mitigated Negative Declaration ENV-2009-3723-MND.

Staff: Maya Zaitzevsky (213) 978-1416

DISCUSSION:

Planning staff presented their report. The appellants' representative spoke to the Commission. The appellants spoke, and there were several speakers in favor of the appeal. The applicant's representative spoke, the applicant spoke, and there were speakers in support of the project. The Commission discussed the case at length, making several Findings.

Motion: To grant the appeal, overturn the Zoning Administrator's decision, adopt the Commission's Findings, and not to adopt the environmental clearance Mitigated Negative Declaration ENV-2009-3723-MND.

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

Vote: 4 - 0

6. **PS 824-A-1A and ZA-2007-3365-ZAA-1A**
CEQA: ENV-2007-3366-MND-REC2

Community Plan: Brentwood - Pacific Palisades
Council District No.: 11
Expiration Date: 6/16/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 523 ½ South Westgate Avenue

Project: Private Street approval and Zoning Administrator Adjustments to permit the construction of a single-family dwelling on a substandard and land - locked parcel.

Requested Actions:

An appeal of the Director of Planning's decision for the approval of Private Street 824-A and, 2) an appeal of the Zoning Administrator's decision approving, pursuant to Section 12.28, Adjustments to permit a reduced minimum lot area of 5,635 square feet in lieu of 7,500 square feet, a reduced minimum lot width of 38 feet in lieu of 60 feet, and a reduced front yard setback of 20 feet in lieu of 25 feet, and adopt the environmental clearance ENV-2007-3366-MND-REC2.

APPLICANT: Alina LLC

APPELLANT: Mara and Scott Kamis, Dana and Tom Grogan, William and Frederike Hecht, C. Palmer, Marvin and Lorraine May, and Lenore and Richard Winsberg

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Director of Planning in approving Private Street 824-A.
3. **Adopt** the Findings and Conditions of Approval of PS 824-A.
4. **Sustain** the Associate Zoning Administrator in approving ZA-2007-3365-ZAA.
5. **Adopt** the Findings and Conditions of Approval of ZA-2007-3365-ZAA.
6. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2007-3366-MND-REC2 for both PS 824-A and ZA-2007-3365-ZAA.

Staff: Jonathan Hershey (213) 978-1349

DISCUSSION:

Planning staff presented their report. The appellant's representative spoke, one of the appellants spoke. The applicant spoke, one speaker in support of the project. The Commissioners discussed the case at length.

Motion: To deny the appeal, sustain the Director of Planning in approving Private Street 824-A; adopt the Findings and Conditions of Approval of PS 824-A, sustain the Associate Zoning Administrator in approving ZA-2007-3365-ZAA, adopt the Findings and Conditions of Approval of ZA-2007-3365-ZAA, and adopt the environmental clearance Mitigated Negative Declaration ENV-2007-3366-MND-REC2 for both PS 824-A and ZA-2007-3365-ZAA.

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

Vote: 4 - 0

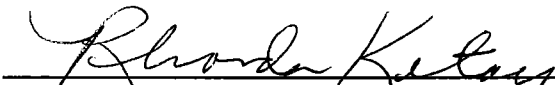
5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:56 p.m.



Glenda E. Martinez, President



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

Adopted on July 21, 2010