

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 21, 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 4:32 p.m.

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

Commissioners absent: Thomas Donovan, Christopher D. Lee

1. DEPARTMENT REPORT

A. None

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Linnick may not be able to make the August 4, 2010 Commission meeting.

B. Commission Requests

C. The approval of minutes from June 16, 2010 and July 7, 2010.

Motion: To approve the minutes of June 16, 2010

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

Vote: 3 - 0

Motion: To approve the minutes of July 7, 2010

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

Vote: 3 - 0

D. Election of Officers

Motion: To postpone the Election of Officers until September 1, 2010.

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

Vote: 3 - 0

**3. ZA-2009-1910-ZV-ZAA-ZAD-1A
CEQA: ENV-2009-1911-MND**

Community Plan: Brentwood

Council District No.: 11

Expiration Date: 8/15/10

Appeal Status: Zone Variance is further appealable to City Council

PUBLIC HEARING

Location: 168 Medio Drive

Requested Action:

An appeal of the Zoning Administrator's decision **1a)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B,1, for the denial of a Variance from Section 12.08-A,1 of the Municipal Code to permit the continued use and maintenance of a former recreation room illegally converted to a 660 square-foot second dwelling unit in the R1 Zone where a maximum of one dwelling unit is otherwise permitted, and **1b)** denial of a Variance from Section 12.08-C,5 of the Municipal Code to permit a residential floor area of 58% (4,969 square feet) of the lot area in lieu of the 45% (3,865 square feet) otherwise permitted on lots with more than 7,500 square feet, in conjunction with the legalization of an existing non-permitted second dwelling unit on the property, and **1c)** denial of a Variance from Section 12.21-A,4(a) of the Municipal Code to permit one required parking space to be uncovered in lieu of being within a private garage as otherwise required in the R1 Zone, and, **2)** pursuant to Los Angeles Municipal Code Section 12.28-A, for the denial of a Zoning Administrator's Adjustment from Section 12.08-C,3 of the Municipal Code to permit a rear yard setback of 5 feet 8 inches in lieu of the 15 feet otherwise required for a dwelling unit in the R1 Zone in conjunction with the legalization of an existing non-permitted second dwelling unit, and **3)** pursuant to Los Angeles Municipal Code Section 12.28-A, for the approval of a Zoning Administrator's Adjustment from Section 12.21-C,1(g) of the Municipal Code to permit the continued use and maintenance of a hedge, pedestrian gate and fence elements that exceed the permitted height of 42 inches within the front yard setback; and of a hedge observing a height of 9 feet that exceeds the permitted height of 6 feet within the northerly side yard, and

4) pursuant to Los Angeles Municipal Code Section 12.24-X,7 for the approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence and wall, pedestrian and driveway gates, which exceed the maximum height 6 feet permitted within the southerly side yard, and the adopted the environmental clearance Mitigated Negative Declaration ENV-2009-1911-MND.

APPLICANT: Suzanne Pozzo
Representative: John J. Parker

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1a)** for denial of a Variance to permit the continued use and maintenance of a former recreation room illegally converted to a 660 square-foot second dwelling unit in the R1 Zone where a maximum of one dwelling unit is otherwise permitted, and **1b)** for the denial of a Variance to permit a residential floor area of 58% (4,969 square feet) of the lot area in lieu of the 45% (3,865 square feet) otherwise permitted on lots with more than 7,500 square feet, in conjunction with the legalization of an existing non-permitted second dwelling unit on the property, and **1c)** for the denial of a Variance to permit one required parking space to be uncovered in lieu of being within a private garage as otherwise required in the R1 Zone, and **2)** denial of a Zoning Administrator's Adjustment to permit a rear yard setback of 5 feet 8 inches in lieu of the 15 feet otherwise required for a dwelling unit in the R1 Zone in conjunction with the legalization of an existing non-permitted second dwelling unit, and **3)** approval of a Zoning Administrator's Adjustment to permit the continued use and maintenance of a hedge, pedestrian gate and fence elements that exceed the permitted height of 42 inches within the front yard setback; and of a hedge observing a height of 9 feet that exceeds the permitted height of 6 feet within the northerly side yard, and **4)** approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence and wall, pedestrian and driveway gates, which exceed the maximum height 6 feet permitted within the southerly side yard.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-1911-MND.

Staff: Lourdes Green (213) 978-1313

DISCUSSION:

Planning staff presented their report and emphasized the precedent setting aspect to the case. The applicant's representative spoke, a representative of the Brentwood Homeowners Association spoke, and there were several speakers in support of the applicant's requests. A discussion ensued between the Commissioners and the Zoning Administrator.

Motion: To deny the appeal, sustain the Zoning Administrator's decision, and adopt environmental clearance Mitigated Negative Declaration ENV-2009-1911-MND.

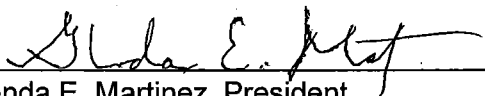
Moved: Foster
Seconded: Linnick
Ayes: Martinez
Absent: Donovan, Lee

Vote: 3 - 0

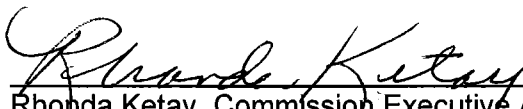
4. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 5:22 p.m.



Glenda E. Martinez, President



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

Adopted on September 1, 2010