

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, September 15, 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 4:35 p.m.

Commissioners present: Thomas Donovan, Christopher D. Lee, Erica Teasley Linnick, and Glenda E. Martinez

Commissioners absent: Joyce L. Foster

1. DEPARTMENT REPORT

- A. A Planning Department presentation concerning Design Guidelines will be scheduled for review and comment at a future date.

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. The approval of minutes from September 1, 2010.

Motion: To approve the minutes of September 1, 2010

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

Vote: 4 – 0

3. **APCW-2003-3304-SPE-CU-ZAD-SPP-CDP-PA1-1A**

CEQA: ENV-2009-2308-CE

Community Plan: Venice

Council District No.: 11

Expiration Date: 9/22/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 204 South Hampton Drive

Requested Action:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Sections 12.24-M, for the acceptance of a withdrawal of a request to modify Condition No. 12 of Case No. APCW-2003-3304 SPE-CU-CDP-ZAD-SPP-PA1 in order to allow administrative office space to be rented to social service organizations that offer programs and services similar to those offered by the St. Joseph Center, and **2)** pursuant to Los Angeles Municipal Code Sections 12.24-M, for the approval of a request to modify Condition No. 11 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to extend the operating hours, and **3)** pursuant to Los Angeles Municipal Code Sections 12.24-M, for the approval of a request to modify, **a)** Condition No. 21 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to allow a Money Advisory Program to be provided on site, and **b)** Condition No. 29 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to allow a roof deck facing Hampton Drive to be used as an outdoor open space for employees only, **c)** Condition No. 34 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to correct the number of parking spaces required on the site, and **d)** a request to delete Condition No. 28 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 as the Mishkon Tephile Congregation located at 201 Hampton Drive agrees that the construction of a fence, which was required to provide privacy for its childcare play area, is no longer necessary, and **4)** pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 8 of APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1, which requires the review of the use and compliance with the conditions imposed, and the Zoning Administrator's DETERMINED that compliance has been attained with most but not all of the conditions of the prior action approving a Conditional Use permit for the use and maintenance of a community service center known as St. Joseph Center on a lot in the RD1.5-1 Zone, and finding the environmental clearance Categorical Exemption ENV-2009-2308-CE.

APPLICANT: Va Lecia Adams, St. Joseph Center

Representative: George Muhlsten/John Chibbaro, Latham & Watkins, LLP

APPELLANT: Susan Green Masri

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1)** for the acceptance of a withdrawal of a request to modify Condition No. 12 in order to allow administrative office space to be rented to social service organizations that offer programs and services similar to those offered by the St. Joseph Center, and **2)** for the approval of a request to modify Condition No. 11 to extend the operating hours, and **3)** for the approval of a request to modify, **a)** Condition No. 21 to allow a Money Advisory Program to be provided on site, and **b)** Condition No. 29 to allow a roof deck facing Hampton Drive to be used as an outdoor open space for employees only, **c)** Condition No. 34 to correct the number of parking spaces required on the site, and **d)** a request to delete, Condition No. 28 as the Mishkon Tephile

Congregation located at 201 Hampton Drive agrees that the construction of a fence, which was required to provide privacy for its childcare play area, is no longer necessary, and 4) Condition No. 8 which requires review of the use and compliance with the conditions imposed, and the Zoning Administrator's DETERMINATION that compliance has been attained with most but not all of the conditions of the prior action approving a Conditional Use permit for the use and maintenance of a community service center known as St. Joseph Center on a lot in the RD1.5-1 Zone.

3. **Find** the environmental clearance Categorical Exemption ENV-2009-2308-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

Planning staff stated that the applicant submitted a request to continue the case to October 20, 2010.

Motion: To continue Case No. APCW-2003-3304-SPE-CU-ZAD-SPP-CDP-PA1-1A to October 20, 2010.

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

Vote: 4 - 0

4. **ZA-2008-3557-CUB-1A**
CEQA: ENV-2008-3558-MND

Community Plan: Venice
Council District No.: 11
Expiration Date: 10/12/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1205 South Abbot Kinney Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the denial of a Conditional Use to permit the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with a proposed market and restaurant with operating hours from 7 a.m. to 3 a.m. and the sale of beer and wine from 10 a.m. to 2 a.m., seven days a week, with a total of 49 seats including 12 seats on a rear patio and 8 seats within a public right-of-way on a lot in the C2-1-O-CA Zone, and denial of the environmental clearance Mitigated Negative Declaration ENV-2008-3558-MND.

APPLICANT: Craig Weiss
Representative: Eric Newman

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of a Conditional Use to permit the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with a proposed market and restaurant with operating hours from 7 a.m. to 3 a.m. and the sale of beer and wine from 10 a.m. to 2 a.m., seven days a week, with a total of 49 seats including 12 seats on a rear patio and 8 seats within a public right-of-way on a lot in the C2-1-O-CA Zone.
3. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2008-3558-MND.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

Planning staff stated that the applicant requested a continuance to November 3, 2010. The applicant's representative spoke, and a representative from the Venice Neighborhood Council spoke. A brief discussion ensued among the Commissioners.

Motion: To continue Case No. ZA-2008-3557-CUB-1A to November 3, 2010.

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

Vote: 4 - 0

5. DIR 2009-1010-DRB-SPP-SPPA-DB-GB-1A

CEQA: ENV-2009-904-MND-REC1
adopted by the City Planning
Commission on August 12, 2010

Community Plan: Westwood
Council District No.: 5
Expiration Date: 9/15/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 11024 Strathmore Drive

Proposed Project: A six story 31-unit multi-family building at the intersection of Strathmore Drive and Levering Avenue with 28 market-rate units and 3 very-low income units. The new structure will include 46,562 square feet of floor area and a building height up to 55 feet. This approval also includes 64 subterranean parking spaces.

Requested Action:

An appeal from the Determination of the Director of Planning, pursuant to Section 11.5.7 of the Municipal Code, for a Design Review Determination, Project Permit Compliance, and Project Permit Adjustment in accordance with the North Westwood Village Specific Plan and a Specific Plan Project Adjustment to allow a 20 percent reduction in open space.

APPLICANT: Ben Brosseau, PPC Land Ventures, Inc.

APPELLANT: Michael Webb, Friends of Richard Neutra's Strathmore Apartments

Recommended Action:

1. **Grant** the appeal in part.
2. **Approve** the appeal in part and modify the Determination of the Director of Planning to eliminate the Project Permit Adjustment request and increase the amount of approved open space from 4,960 square feet to 6, 146 square feet.
3. **Approve** the appeal in part and modify the Determination of the Director of Planning to replace approved project plans with those dated August 31, 2010.
4. **Adopt** the Findings and Conditions.

Staff: David Olivo (213) 978-1197

DISCUSSION:

Planning staff presented their report. The applicant's representative spoke, the appellant spoke, and there were several speakers in favor of the project and several speakers against the project. Both the Mayor's representative and the Councilmember's representative spoke. A lengthy discussion ensued between the Commissioners, the applicant's representative, the Design Review Board's representative and the Planning Department staff.

Motion: To grant the appeal in part, modify the Director of Planning's Determination with additional Conditions, and adopt the modified Conditions and Findings.

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

Vote: 3 - 1

6. 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, 14-unit townhouse condominium development with 28 parking spaces for residents and 6 parking spaces for guests.

Requested Action:

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 12.27, a **Zone Variance** to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
4. 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).
5. Adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

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

Recommended Action:

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 Conditions of Approval.
2. **Dismiss** a Zoning Administrator's Adjustment request to allow a 6-foot high 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 open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
4. **Approve** a Zoning Administrator's Adjustment to allow a reduced minimum building separation of 6 feet in lieu of the 12 feet required by Section 12.21 C 2(a).
5. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.
6. **Adopt** the 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.

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

DISCUSSION:

Planning staff presented their report. The applicant's representative spoke, the appellant for Agenda Item No. 7 spoke, and there were several speakers against the project. A lengthy discussion ensued between the Commissioners, the applicant's representative, a Westchester Neighborhood Council member, and Planning staff. The Commission added 5 Conditions.

Motion: To approve and recommend the City Council adopt a request for a Zone Change from R2-1 to (T)(Q)RAS3-1, subject to the Modified Conditions of Approval with 5 additional

Conditions, dismiss a Zoning Administrator's Adjustment request to allow a 6-foot high wall to be constructed within the required front yard setback, approve a Zone Variance to allow a maximum of 91 square feet of private open space per dwelling unit be attributed to the total required open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2), approve a Zoning Administrator's Adjustment to allow a reduced minimum building separation of 6 feet in lieu of the 12 feet required by Section 12.21 C 2(a), adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND, adopt the Findings, 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, 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, and 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.

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

Vote: 4 - 0

7. 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 extended
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 5780 85th Place and 8534 Belford Avenue

Proposed Project: New three-story, 14-unit townhouse condominium development with 28 parking spaces for residents and 6 parking spaces for guests.

Requested Action:

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 Action:

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

DISCUSSION:

This case was heard in conjunction with Item No. 6.

Motion: To grant the appeal in part, sustain the Deputy Advisory Agency's decision in approving Vesting Tentative Tract Map subject to Modified Conditions, and adopt Mitigated Negative Declaration ENV-2009-2162-MND.

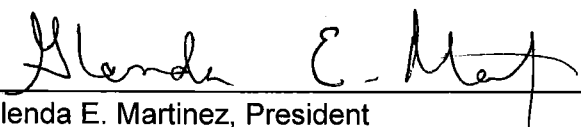
Moved: Martinez
Seconded: Lee
Ayes: Martinez, Lee, Donovan, Linnick
Absent: Foster

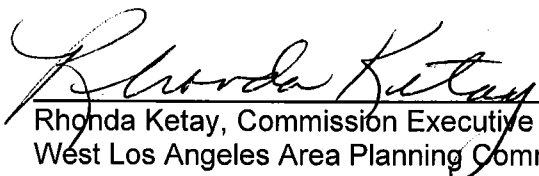
Vote: 4 - 0

8. PUBLIC COMMENT PERIOD

There were two speakers.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 9:25 p.m.


Glenda E. Martinez, President


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

Adopted on October 20, 2010