

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 15, 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) 4.

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 agenda 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 agenda item 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 August 1, 2012

3. **DIR-2012-154-DRB-SPP-1A**

CEQA: ENV-2012-155-CE

Plan: Brentwood - Pacific Palisades
Council District: 11
Expiration Date: 8/15/12 extended
Appeal Status: Not further appealable

CONTINUED FROM JUNE 20, 2012

WITHDRAWN BY THE APPELLANT

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

4. **ZA-2011-1502-CDP-1A**
CEQA: ENV 2011-1503-CE

Plan: Venice
Council District: 11
Expiration Date: 8/15/12 extended
Appeal Status: Not further appealable

CONTINUED FROM JUNE 20, 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

5. **APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP**
CEQA: ENV-2010-447-MND

Plan: Westwood
Council District: 5
Expiration Date: 8/15/12
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON JUNE 4, 2012

Location: 10925-10827 West Lindbrook Drive / 1130-1140 South Gayley Avenue

Proposed Project: The proposed project consists of the construction of a mixed-use 55-foot-high, four-story 34-unit apartment building with 5,000 square feet of retail on the ground level and two levels of subterranean parking. The total floor area for the Project is approximately 48,300 square feet. The residential units include eleven (11) studio units, thirteen (13) one-bedroom units, two (2) one-bedroom plus den units, seven (7) two-bedroom units, and one (1) two-bedroom plus den unit. The 71 code-compliant parking spaces include 20 stalls for the retail use on the first subterranean parking level and 51 stalls for the residential use on the first and second subterranean levels, a portion of which will be located under the existing public sidewalk. The project is located on a 16,500-square-foot, irregular shaped, lot classified in the C4-2D-O Zone and located within the boundaries of the Westwood Village Specific Plan.

Requested Action:

1. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Westwood Village Specific Plan.
2. Pursuant to Section 11.5.7 of the Municipal Code, a **Specific Plan Exception** from Section 5.B.13 of the Westwood Village Specific Plan to permit the project to have 34 dwelling units (having a lot area per unit of 516 square feet) instead of the 21 units (having a lot area per unit of 800 square feet) permitted by the Specific Plan.
3. Pursuant to Section 11.5.7 of the Municipal Code, a **Specific Plan Exception** from section 8.C.1 of the Westwood Village Specific Plan to permit a zero-foot building setback along both street frontages instead of the 5 feet required for a portion of the building that will exceed 40 feet in height, in order to accommodate the occupied tower.
4. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 5 D of the Westwood Specific Plan to permit 33% of the ground floor area frontage along Gayley Avenue to be occupied by retail, restaurant or other food service uses instead of the minimum required frontage of 80%. (vehicular access to on-site parking is excluded from this frontage requirement).
5. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from section 12.21 A4 (a) to allow a portion of the required residential parking to be located within the public right-of-way under the sidewalk on Gayley Avenue and Lindbrook Drive, until such time that the City approves a subsurface street vacation.
6. Pursuant to Section 12.28 of the Municipal Code, a **Yard Adjustment** from Section 12.16.C 2 to permit a zero foot side yard instead of the seven (7) foot side yard required.
7. Pursuant to Section 11.5.7 of the Municipal Code, an approval of a **Design Review** consistent with the Westwood Design Review Specific Plan.
8. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration (MND) for the above referenced project.

APPLICANT: Hollywood Theatre Company
Representative: Sheri Bonstelle, Esq., Jeffer, Mangels, Butler and
Marmaro, LLP

Recommended Action:

1. **Approve** a **Project Permit Compliance** determination with the Westwood Village Specific Plan.
2. **Approve** a **Specific Plan Exception** from section 5.B.13 of the Westwood Village Specific Plan to permit the project to have 34 dwelling units (having a lot area per unit of 516 square feet) instead of the 21 units (having a lot area per unit of 800 square feet) permitted by the Specific Plan.
3. **Approve** a **Specific Plan Exception** from Section 8.C.1 of the Westwood Village Specific Plan to permit a zero foot building setback along both street frontages instead of the 5 feet required for a portion of the building that will exceed 40 feet in height, in order to accommodate the occupied tower element.
4. **Approve** a **Specific Plan Exception** from Section 5 D of the Westwood Specific Plan to permit 33% of the ground floor area frontage along Gayley Avenue to be occupied by retail, restaurant or other food service uses instead of the minimum required frontage of 80%. (vehicular access to on-site parking is excluded from this frontage requirement).
5. **Approve** a **Variance** from Section 12.21 A4 (a) to allow a portion of the required residential parking to be located within the public right-of-way under the sidewalk on Gayley Avenue and Lindbrook Drive, until such time that the City approves a subsurface street vacation.
6. **Approve** a **Yard Adjustment** from Section 12.16 C 2 to permit a zero foot side yard instead of the seven (7) foot side yard required.
7. **Approve** a Director of Planning's approval of a **Design Review** consistent with the Westwood Design Review Specific Plan.
8. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Modified Mitigated Negative Declaration, ENV-2010-447-MND/ ENV-2010-447-MND-REC, as the environmental clearance for the project.
9. **Adopt** the Findings and Conditions of Approval.

Staff: Gregory Shoop (213) 978-1243

6. 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, September 5, 2012** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

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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.