

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 16, 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 4:30 p.m.

Commissioners present: Thomas Donovan, Joyce L. Foster, Christopher D. Lee, and Glenda E. Martinez

Commissioners absent: Erica Teasley Linnick

1. DEPARTMENT REPORT

A. Kevin Jones has been promoted to Acting Senior City Planner.

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Requests - none

C. Approval of the minutes from March 2, 2011.

Motion: To approve the minutes from March 2, 2011.

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

Vote: 4 - 0

Commissioner Martinez was not present at the March 2, 2011 meeting.

3. **APCW-2010-2349-SPE-CU-DRB-SPP**
CEQA: ENV-2010-2350-MND

Plan: Brentwood - Pacific Palisades
Council District: 11
Expiration Date: 5/10/11
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON JANUARY 7, 2011.

Project Location: 11811 West San Vicente Boulevard

Proposed Project: The demolition of an existing car wash and auto repair shop and the construction of a 3-story, 45-foot tall, office building (10,742 of building area). The proposed project would provide 36 parking spaces at the basement and first floor levels and a 739 square foot public plaza. The project is located on an 8,083 square foot corner lot classified in the C1.5-1VL Zone and also located within the boundaries of the San Vicente Scenic Corridor 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 12.36 of the Municipal Code, concurrent processing of all entitlements listed below.
3. Pursuant to Section 11.5.7 of the Municipal Code, **Exceptions** from the San Vicente Scenic Corridor Specific Plan (Ordinance No.'s 153,639, 161,766 and 173.381) as follows:
 - a. From Section 5.D to permit a project with approximately 47.97% of the ground floor uses identified in lieu of the otherwise required 80%; and
 - b. From Section 8.D to permit a 2-foot wide landscaped setback along Montana Avenue in lieu of the approximately 2' 6" landscaped setback otherwise required.
4. Pursuant to Section 12.24 W.27 of the Municipal Code, a **Conditional Use** to allow deviations from the requirements of a Commercial Corner development as follows:
 - a. From Section 12.22 A.23 (a)(4) to permit tandem parking which is otherwise not permitted;
 - b. From Section 12.22 A.23 (a)(10) to permit a two-foot landscaped setback on a portion of the Montana Avenue frontage in lieu of the otherwise required 5 foot setback; and
 - c. From Section 12.22 A.23 (a)(10) to permit a zero-foot landscaped setback along the San Vicente Boulevard frontage in lieu of the otherwise required 5 foot landscaped setback (where a 4 foot landscaped setback provided along San Vicente Boulevard is located in a potential future street dedication).
5. Pursuant to Section 12.36 E and 16.50 of the Municipal Code, **Design Review Approval** for the proposed office building project described above.
6. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** Determination with the San Vicente Scenic Corridor Specific Plan.

APPLICANT: Thomas Safran
Representative: Brian Silveira, The Katherman Companies

Recommended Action:

1. **Approve** a continuance to April 20, 2011 for this case, to enable the applicant to obtain the required approval of the San Vicente Scenic Corridor Design Review Board.

Staff: Jeff Pool (213) 978-9987

DISCUSSION:

Planning staff recommended continuing this case.

Motion: To continue the case to April 20, 2011.

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

Vote: 4 - 0

4. APCW-2009-3151-SPE-CDP-ZAA-ZAD-SPP

CEQA: ENV-2009-3152-ND

Plan: Venice

Council District: 11

Expiration Date: 3/20/11

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON JANUARY 10, 2011

Location: 559 East Westminster Avenue

Proposed project: Continued use and maintenance of three dwelling units (two units plus an additional unit which has been converted from a garage) and an over-height fence in the front yard. The proposed project would provide four uncovered parking spaces. The project is located on a 5,204 square foot lot classified in the RD1.5-1 residential zone and also located within the Oakwood 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 Negative Declaration (ND) for the above referenced project.
2. Pursuant to Section 11.5.7 f of the Municipal Code, a **Specific Plan Exception** from Section 10.G 2 a (2) of the Venice Coastal Zone Specific Plan (Ordinance 175,693) to permit three dwelling units on an approximately 5,204 square foot property classified in the RD1.5 zone instead of the maximum two dwellings otherwise permitted.
3. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** to permit the conversion of a one car garage into a third dwelling unit.
4. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to area regulations as follows:
 - a. From 12.09.1 B.2 (a) to permit a zero foot side yard for the rear dwelling units in lieu of the minimum four foot side yard otherwise required.
 - b. From 12.09.1 B.3 to permit a zero foot rear yard for the rear dwelling units in lieu of the minimum 15 foot rear yard which is otherwise required.
 - c. From Section 12.21 C.2 to permit a 6-foot 3-inch passageway to the rear dwelling unit instead of the minimum 10-foot passageway otherwise required.
5. Pursuant to Section 12.24.X.7(a) a **Fence Height Determination** to permit a six-feet in height wooden fence within the front yard setback in lieu of the maximum 42 inches (3 ½ feet) in height wall/fence that is otherwise permitted for properties classified in residential zones.

6. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone specific Plan..
7. 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.)

APPLICANT: Marie Branch

Representative: Rochelle Branch

Recommended Action:

1. **Adopt** Negative Declaration ENV-2009-3152-ND.
2. **Approve** the requested **Specific Plan Exception** to permit three dwelling units on an approximately 5,204 square foot property classified in the RD1.5 zone instead of the maximum two dwellings otherwise permitted.
3. **Approve** the requested **Adjustment** to permit a zero foot side yard for the rear dwelling units in lieu of the minimum four foot side yard otherwise required.
4. **Approve** the requested **Adjustment** to permit a zero foot rear yard for the rear dwelling units in lieu of the minimum 15 foot rear yard which is otherwise required.
5. **Approve** the requested **Adjustment** to permit a 6-foot 3-inch passageway to the rear dwelling unit instead of the minimum 10-foot passageway otherwise required.
6. **Approve** the requested **Fence Height Determination** to permit the continued use and maintenance of a 6 foot high wood fence located in the front yard 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.
7. **Approve** the request for a **Coastal Development Permit** of a one car garage into a third dwelling unit and for a 6-foot high fence in the front yard.
8. **Approve** the requested **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
9. **Approve** a **Mello Act Compliance** review to permit three dwelling units on an approximately 5,204 square foot property classified in the RD1.5 zone.
10. **Adopt** the Findings.

Staff: Kevin Jones (213) 978-1172

DISCUSSION:

Planning staff presented their report. Applicant's representative and the applicant spoke. There were two speakers in support of the project, and the Councilmember's Representative spoke to the Commission in support of the recommended actions.

Motion: To approve the recommended actions with a time constraint on the Fence Height Determination, adopt the Findings, and adopt Negative Declaration ENV-2009-3152-ND.

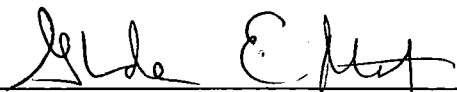
Moved: Donovan
Seconded: Foster
Ayes: Lee, Martinez
Absent: Linnick

Vote: 4 - 0

4. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 5:04 p.m.



Glenda E. Martinez, President



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

Adopted on April 6, 2011