

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 17, 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 Vice-President Erica Teasley Linnick at 4:32 p.m.

Commissioners present: Thomas Donovan, Joyce L. Foster, Christopher D. Lee, and Erica Teasley Linnick

Commissioners absent: Glenda E. Martinez

1. DEPARTMENT REPORT

A. None

2. COMMISSION BUSINESS

A. Advance Calendar – can the 2 cases tentatively scheduled for December 15, 2010 be moved to January 5, 2011?

B. Commission Requests

1. Status of report on SB 1818? Code Study Section is currently compiling a report.

2. Can the Council Office provide more information on the In-Lieu Parking spreadsheet?

3. Can the Venice Neighborhood Council discuss alcohol licensing in Venice with the Commission during the Public Comment portion of the agenda in January?

C. The approval of minutes from November 3, 2010.

Motion: To approve the minutes of November 3, 2010

Moved: Foster

Seconded: Donovan

Ayes: Foster, Donovan, Linnick

Absent: Martinez

Vote: 3 – 0

Commissioner Lee was unable to attend the November 3, 2010 meeting.

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

CEQA: ENV-2009-2308-CE

Community Plan: Venice

Council District No.: 11 - Rosendahl

Expiration Date: 11/17/10 extended

Appeal Status: Not further appealable to
City Council

CONTINUED FROM OCTOBER 20, 2010

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 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 Mhlsten/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. **Consider** the environmental clearance Categorical Exemption ENV-2009-2308-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

Planning staff presented their report. The appellant gave up her speaking time to another neighbor. The applicant's representatives spoke. There were several speakers in support of the requested changes and several speakers against the requests. The Commissioners discussed the requested changes at length and made several modifications to the Conditions, contingent on the applicant meeting the existing Conditions and submitting a parking matrix including the details of the parking lot and parental drop off and pick up traffic, and by providing the recommendations of a sound engineer concerning the daycare noise abatement to the City Planning Department.

Motion: To grant the appeal in part, sustain the Zoning Administrator's decision, subject to several modified Conditions of Approval, and consider the environmental clearance Categorical Exemption ENV-2009-2308-CE.

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

Vote: 3 - 1

4. AA-2008-810-PMLA-SL-1A

Related Case: ZA-2008-818-CDP-ZAA-MEL-1A
CEQA: ENV-2008-0811-MND

Community Plan: Venice
Council District No.: 11 - Rosendahl
Expiration Date: 11/17/10 extended
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Location: 714 South Hampton Drive

Project: A new two-parcel single-family development.

Requested Action:

An appeal of the Advisory Agency's decision for the approval of the two-parcel single-family development.

APPLICANT: Wagner-Kerr Associates

APPELLANT: John W. Campbell

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Advisory Agency's decision for the approval of the two-parcel single-family development.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-0811-MND.

Staff: Tina Vacharkulksemsuk (213) 978-1333

DISCUSSION:

Planning staff presented their report on this case and Item No. 5 simultaneously. The appellant spoke, then the applicant spoke. There was one speaker for public comment. The Commissioners discussed the project with Planning staff, but no motion was made resulting in a failure to act.

5. ZA-2008-818-CDP-ZAA-MEL-1A

Related Case: AA-2008-810-PMLA-SL-1A

CEQA: ENV-2008-0811-MND

Community Plan: Venice

Council District No.: 11 - Rosendahl

Expiration Date: 11/17/10 extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Location: 714 South Hampton Drive

Requested Action:

An appeal of the Zoning Administrator's decision for the approval of a:

- 1) Coastal Development Permit to allow a two-lot, Small Lot Subdivision pursuant to Ordinance No. 176,354 with four parking spaces in conjunction with Parcel Map LA No. AA-2008-0810-PMLA-SL within the single permit jurisdiction of the California Coastal Zone;
- 2) Zoning Administrator's Adjustment from Section 12.11-C,1 of the Los Angeles Municipal Code to permit a reduced front yard of five feet in lieu of the required 15 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 3) Zoning Administrator's Adjustment from Section 12.11-C,2 of the Los Angeles Municipal Code to permit reduced side yards of three feet in lieu of the required four feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 4) Zoning Administrator's Adjustment from Section 12.11-C,3 of the Los Angeles Municipal Code to permit a reduced rear yard of 0 feet in lieu of the required 15 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 5) Zoning Administrator's Adjustment from Section 12.11-C,4 of the Los Angeles Municipal

Code to permit a reduced lot width of 25 feet in lieu of the required 50 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;

- 6) Zoning Administrator's Adjustment from Section 12.11-C,4 of the Los Angeles Municipal Code to permit a reduced lot area of 2,932 square feet in lieu of the required 5,000 square feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 7) Zoning Administrator's Adjustment from Section 12.21-C,2(a) of the Los Angeles Municipal Code to permit a reduced building separation of 0 feet in lieu of the required 10 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL; and
- 8) Zoning Administrator's Adjustment from Section 12.21-C,2(b) of the Los Angeles Municipal Code to permit a reduced passageway of three feet in lieu of the required 10 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL, finding the environmental clearance ENV-2008-0811-MND.

APPLICANT: Wagner-Kerr Associates

APPELLANT: John W. Campbell

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a:
 - 1) Coastal Development Permit to allow a two-lot, Small Lot Subdivision pursuant to Ordinance No. 176,354 with four parking spaces in conjunction with Parcel Map LA No. AA-2008-0810-PMLA-SL within the single permit jurisdiction of the California Coastal Zone;
 - 2) Zoning Administrator's Adjustment to permit a reduced front yard of five feet in lieu of the required 15 feet;
 - 3) Zoning Administrator's Adjustment to permit reduced side yards of three feet in lieu of the required four feet;
 - 4) Zoning Administrator's Adjustment to permit a reduced rear yard of 0 feet in lieu of the required 15 feet;
 - 5) Zoning Administrator's Adjustment to permit a reduced lot width of 25 feet in lieu of the required 50 feet;
 - 6) Zoning Administrator's Adjustment to permit a reduced lot area of 2,932 square feet in lieu of the required 5,000 square feet;
 - 7) Zoning Administrator's Adjustment to permit a reduced building separation of 0 feet in lieu of the required 10 feet; and
 - 8) Zoning Administrator's Adjustment to permit a reduced passageway of three feet in lieu of the required 10 feet, all subject to the attached Conditions of Approval.
3. **Adopt** the Revised Findings.
4. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2008-0811-MND.

Staff: Tina Vacharkulksemsuk (213) 978-1333

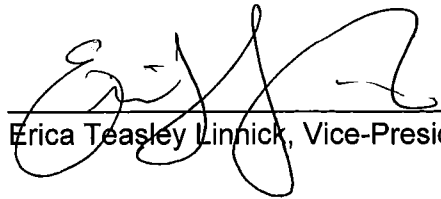
DISCUSSION:

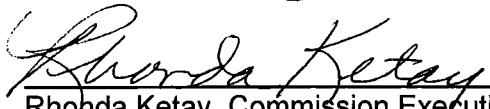
No motion was made resulting in a failure to act.

5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 8:36 p.m.


Erica Teasley Linnick, Vice-President


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

Adopted on March 2, 2011