

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, October 20, 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 4:31 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. Alan Bell is the new Acting Deputy Director of the Planning Department.
- B. At the CPC meeting last Thursday, the Commission acted to approve the Plan Amendment Zone Change Master Plan Development Agreement for the Loyola-Marymount Specific Plan to regulate their future construction on campus but held up the final action while the City Attorney reviews the school's plans for advertising on their athletic field scoreboard and they will take final action on that next month.

2. COMMISSION BUSINESS

- A. Advance Calendar - none
- B. Commission Requests - none
- C. The approval of minutes from September 15, 2010.

Motion: To approve the minutes of September 15, 2010

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

Vote: 3 – 0

Commissioner Foster was unable to attend the September 15, 2010 Commission meeting.

3. **CPC-2010-714-MSC**
CEQA: ENV-2010-715-ND

Council District: All
Plan: Citywide

Project location: Citywide, with the exception of single-family land uses.

Proposed Project: No development project is proposed. The new Citywide Design Guidelines under consideration will establish, for the first time, basic urban design considerations for Multi-Family Residential, Commercial, and Industrial projects with respect to the entire building envelope and project site. The Design Guidelines include elements of the Walkability Checklist, as well as best practices from many of the City's established overlay districts and specific plans. The Design Guidelines will address context-sensitive design and neighborhood compatibility as well as overarching design themes found in the City's Framework Element and 35 Community Plans. The Objectives under which individual Design Guidelines are organized are rooted in the 10 Urban Design Principles in the Framework Element (pending adoption by City Council) with a focus on addressing neighborhood compatibility, ensuring that new buildings are of high architectural quality, and integrating sustainability. The Guidelines cover a range of topics such as Site Planning and Building Orientation, Building Design and Articulation, Open Space and Landscaping, and Signage and Lighting.

The Citywide Design Guidelines will be implemented on discretionary projects subject to review by the Department of City Planning. The enclosed exhibits are submitted to the Area Planning Commission for review and comment. The City Planning Commission is the decision-making body for the adoption of this document.

APPLICANT: City of Los Angeles

Recommended Action:

1. **Review and comment** regarding the proposed Citywide Design Guidelines.

Staff: Michelle Sorkin (213) 978-1199

DISCUSSION:

Planning staff presented their report. There were four public speakers. The Commission discussed the Citywide Design Guidelines at length and made several suggestions concerning the guidelines to Planning staff.

4. **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

CONTINUED FROM SEPTEMBER 15, 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'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 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. **Find** the environmental clearance Categorical Exemption ENV-2009-2308-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

The applicant's representative requested a continuance to November 17, 2010. The appellant spoke briefly to agree with the continuance request. The Zoning Administrator was agreeable with the requested date.

Motion: To continue Case No. APCW-2003-3304-SPE-CU-ZAD-SPP-CDP-PA1-1A to November 17, 2010.

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

Vote: 4 - 0

5. **ZA-2009-3190-CDP-1A**
CEQA: ENV-2009-3191-CE

Community Plan: Venice
Council District No.: 11 - Rosendahl
Expiration Date: 10/31/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 534 Victoria Avenue

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.20.2, for the approval of a Coastal Development Permit to allow a change of use of an existing warehouse distributor to a manufacturing office located within the single jurisdiction of the California Coastal Zone, and finding the environmental clearance Categorical Exemption ENV-2009-3191-CE.

APPLICANT: The Leader Carmel Cheech, LLC
Representative: 1) Mitchell J. Dawson
Representative: 2) Justin Michael Block

APPELLANT: Harris J. Levey, Presidents Row Neighborhood Assn.

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a Coastal Development Permit to allow a change of use of an existing warehouse distributor to a manufacturing office located within the single jurisdiction of the California Coastal Zone.
3. **Find** the environmental clearance Categorical Exemption ENV-2009-3191-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

Planning staff presented their report. The appellant spoke, the applicant's representative spoke. There were several speakers in support of the appellant. The Commission discussed the case at length, stating concerns about the in lieu of parking fees and the allocation of the existing funds.

Motion: To deny the appeal, sustain the Zoning Administrator's decision for the approval of a Coastal Development Permit to allow a change of use of an existing warehouse distributor to a manufacturing office located within the single jurisdiction of the California Coastal Zone, subject to a term limitation of three years, and find the environmental clearance Categorical Exemption ENV-2009-3191-CE.

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

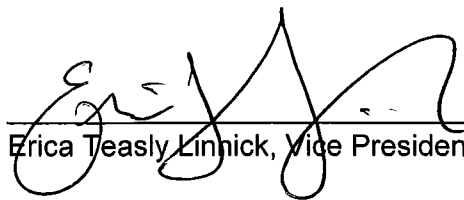
Vote: 3 - 1

6. PUBLIC COMMENT PERIOD

There were three speakers.

The Commission requested that the Planning Department prepare a report on the removal of affordable housing to be agendized on either November 17 or December 1, 2010.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:15 p.m.


Erica Teasley Linnick, Vice President


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

Adopted on November 3, 2010