

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 17, 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) 3, 4, and 5.

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 agendized 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 agendized 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 October 3, 2012

3. **DIR-2012-975-SPP-MEL-1A**

CEQA: ENV 2012-976-CE

Plan: Venice

Council District: 11

Expiration Date: 10/17/12 extended

Appeal Status: Not further appealable

CONTINUED FROM SEPTEMBER 19, 2012

PUBLIC HEARING

Location: 1627 South Crescent Place

Proposed project: Project Permit Compliance to allow the demolition of two existing detached single-family dwelling units; and the construction of a new three-story single-family dwelling. The project will provide the required three parking spaces; two in an attached two-car garage and one uncovered.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of the Project Permit Compliance pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Rodger Klein

APPELLANT: Gigi Gaston and Sophie B. Hawkins

Recommended Action:

- 1. **Deny** the appeal;
- 2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the demolition of two existing single-family dwelling units and the construction of a new three-story dwelling;
- 3. **Adopt** Categorical Exemption No. ENV-2012-976-CE

Staff: Greg Shoop (213) 978-1243

4. **DIR-2011-2805-DRB-SPP-1A**
CEQA: ENV-2012-0243-MND

Plan: Westwood
Council District: 5
Expiration Date: 10/30/12
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Location: 610-614 South Levering Avenue

Proposed project: Design Review and Project Permit Compliance for the new construction of a five-story, eighteen-unit apartment building over two levels of subterranean parking.

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: Fred Farzan
Representative: Majid Neal

APPELLANT: Wolfgang Veith

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 new construction of a five-story, eighteen-unit apartment building over two levels of subterranean parking.
3. Adopt the Mitigated Negative Declaration ENV-2012-0243-MND.

Staff: Naomi Guth (213) 978-1303

5. **ZA 2010-634-ZAD-1A**
CEQA: ENV-2010-635-MND-REC2

Plan: Bel Air-Beverly Crest
Council District: 4
Expiration Date: 11/12/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 9169 West Crescent Drive

Requested Action:

An appeal of the Zoning Administrator's decision to approve: 1) pursuant to the provisions of Section 12.24-X,21 of the Los Angeles Municipal Code, a Zoning Administrator's determination for the construction, use and maintenance of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing improvements to meet a minimum roadway width of 20 feet adjacent to the subject

property's northerly frontage only, as otherwise required by Section 12.21-A,17(e)(2); the construction, use and maintenance of a new single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside area, as otherwise required by Section 12.21-A,17(e)(3); and 3) pursuant to the provisions of Section 12.24-X,26 of the Code, a Zoning Administrator's determination to allow four retaining walls ranging in height from 2 feet to 10 feet in lieu of the one retaining wall with a maximum height of 12 feet or two retaining walls with a maximum height of 10 feet and minimum horizontal distance between them of 3 feet, as otherwise permitted by Section 12.21-C,8(a); and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV 2010-0635-MND-REC2 as the environmental clearance for this action.

APPLICANT: Maksym Holochenko
Representative: Kevin McDonnell, Esq., Jeffer Mangers Butler & Marmaro

APPELLANT: Steven B. Poster

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve: 1) a Zoning Administrator's determination for the construction, use and maintenance of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing improvements to meet a minimum roadway width of 20 feet adjacent to the subject property's northerly frontage only, as otherwise required by Section 12.21-A,17(e)(2); the construction, use and maintenance of a new single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside area, as otherwise required by Section 12.21-A,17(e)(3); and 3) a Zoning Administrator's determination to allow four retaining walls ranging in height from 2 feet to 10 feet in lieu of the one retaining wall with a maximum height of 12 feet or two retaining walls with a maximum height of 10 feet and minimum horizontal distance between them of 3 feet, as otherwise permitted by Section 12.21-C,8(a).
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV 2010-0635-MND-REC2.

Staff: Fernando Tovar (213) 978-1303

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, November 7, 2012** at:

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

An Equal Employment Opportunity/Affirmative Action employer

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.