

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 15, 2012
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 Erica Teasley Linnick at 4:34 p.m.

Commissioners present: Thomas Donovan, Joyce L. Foster, Joseph Halper, and Erica Teasley Linnick

Commissioner Glenda E. Martinez arrived at 5:20 p.m.

1. DEPARTMENT REPORT

City Council enacted a citywide parking ordinance. Fernando Tovar has been promoted to Assistant Zoning Administrator.

2. COMMISSION BUSINESS

A. Advanced calendar – no changes

B. Commission requests – Greg Shoop addressed the Commission's concerns regarding the Protero Canyon development.

C. Approval of the minutes from August 1, 2012.

Motion: to approve the minutes from August 1, 2012.

Moved: Foster
Seconded: Donovan
Ayes: Halper and Linnick
Absent: Martinez

Vote: 4 - 0

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WITHDRAWN BY THE APPELLANT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

DISCUSSION:

City Planning staff stated that the appeal was withdrawn and requested that additional fees be waived.

Motion: To accept the withdrawal of the appeal with a fee waiver.

Moved: Foster
Seconded: Halper
Ayes: Donovan and Linnick
Absent: Martinez

Vote: 4 - 0

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

DISCUSSION:

The Zoning Administrator stated that the applicant/appellant was requesting a continuance however, the Zoning Administrator was prepared to discuss the department's position on the case. The appellant's representative spoke to the Commission and requested a continuance to October 2012, however the Zoning Administrator was not available until November 7, 2012. There was one speaker. A brief discussion ensued between the Commissioners and Planning Staff at which time the Commission strongly suggested to the appellant's representative that the appellant be prepared to go forward with his case on November 7th.

Motion: To continue the case to November 7, 2012.

Moved: Foster
Seconded: Donovan
Ayes: Halper and Linnick
Absent: Martinez

Vote: 4 - 0

Commissioner Martinez arrived at the meeting.

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

DISCUSSION:

Planning Staff presented the Department's position on the case. The applicant's representative spoke to the Commission, followed by two speakers in support of the project. The City Councilmember's staff spoke in support of the project and clarified several Findings for the Commission.

Motion: To approve a Project Permit Compliance determination with the Westwood Village Specific Plan, 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, 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, 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), 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, 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, approve a Director of Planning's approval of a Design Review consistent with the Westwood Design Review Specific Plan, adopt the

Modified Mitigated Negative Declaration, ENV-2010-447-MND/ENV-2010-447-MND-REC, as the environmental clearance for the project, and adopt the Revised Findings and Conditions of Approval.

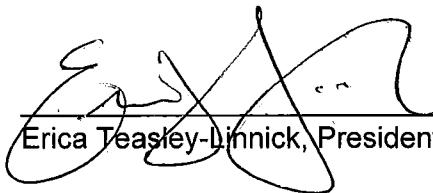
Moved: Foster
Seconded: Martinez
Ayes: Donovan, Halper, and Linnick

Vote: 5 - 0

6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned 6:15 p.m.


Erica Teasley-Linnick, President


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

Adopted on September 19, 2012