

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, November 7, 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 Vice-president Thomas Donovan at 4:35 p.m.

Commissioners present: Thomas Donovan, Joyce L. Foster, Joseph Halper, and Glenda E. Martinez

Commissioner absent: Erica Teasley Linnick

1. DEPARTMENT REPORT

Playa Vista is beginning Phase Two. There has been an increase in new cases being filed with the Planning Department.

2. COMMISSION BUSINESS

A. Advanced calendar - no changes

B. Commission requests - none

C. Approval of the minutes from October 17, 2012.

Motion: to approve the minutes from October 17, 2012.

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

Vote: 3 - 0

Commissioner Martinez was unable to attend the October 17, 2012 meeting.

3. **ZA-2011-1502-CDP-1A**
CEQA: ENV 2011-1503-CE

Plan: Venice
Council District: 11
Expiration Date: 11/7/12 extended
Appeal Status: Not further appealable

CONTINUED FROM AUGUST 15, 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 presented the Department's position on the case. The appellant's representative spoke, followed by the several speakers against the appeal. A representative from the City Council office addressed the Commission. After a brief rebuttal by the appellant's representative, a lengthy discussion ensued between the Commission and Planning Staff.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator 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, adopt the Findings, and adopt the environmental clearance Categorical Exemption ENV 2011-1503-CE.

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

Vote: 4 - 0

Commissioner Martinez recused herself from the following case.

4. **ZA-2002-2721-CDP-ZAD-SPP-MEL-M1-1A**
CEQA: ENV 2002-3481-MND **Plan:** Venice
Council District: 11
Expiration Date: 12/23/12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 602 South Main Street

Requested Action:

An appeal of the Zoning Administrator's decision to deny a request for a modification to Condition No. 24 of ZA 2002-2721-CDP-ZAD-SPP-MEL to allow required affordable units to be located within three miles of the Coastal Zone as permitted under Government Code Sec. 65590 (Mello Act) in lieu of on-site or elsewhere within the Coastal Zone as set forth in Sec. F-2.1 of the Settlement Agreement between the City of Los Angeles and the Venice Town Council, Inc., The Barton Hill Neighborhood Organization, and Carol Berman, Concerning Implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles. [CR]

APPLICANT: Dogtown Station, LLC

APPELLANT: RAD Venice, LLC / Dogtown Station, LLC
Representative: Linda Bernhardt

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of Zoning Administrator to deny a request for a modification to Condition No. 24 of ZA 2002-2721-CDP-ZAD-SPP-MEL to allow required affordable units to be located within three miles of the Coastal Zone as permitted under Government Code Sec. 65590 (Mello Act) in lieu of on-site or elsewhere within the Coastal Zone as set forth in Sec. F- 2.1 of the Settlement Agreement between the City of Los Angeles and the Venice Town Council, Inc., The Barton Hill Neighborhood Organization, and Carol Berman, Concerning Implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles.

Staff: Charlie Rausch (213) 978-1306

DISCUSSION:

The Zoning Administrator presented the Department's position on the case. The appellant's representative spoke, followed by several speakers in support of the appeal and several speakers against the appeal. A representative from City Council office spoke in support of the appeal. After a brief rebuttal by the appellant, a lengthy discussion ensued between the Commission and Planning Staff.

Motion: To grant the appeal, overturn the decision of Zoning Administrator to deny a request for a modification to Condition No. 24 of ZA 2002-2721-CDP-ZAD-SPP-MEL to allow required affordable units to be located within three miles of the Coastal Zone as permitted under Government Code Sec. 65590 (Mello Act) in lieu of on-site or elsewhere within the Coastal Zone as set forth in Sec. F- 2.1 of the Settlement Agreement between the City of Los Angeles and the Venice Town Council, Inc., The Barton Hill Neighborhood Organization, and Carol Berman, Concerning Implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, adopt the Findings and Conditions, and, as modified, find the environmental clearance adequate for the project.

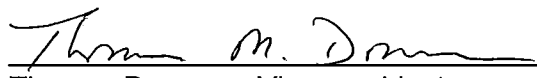
Moved: Foster
Seconded: Halper
Ayes: Donovan
Recused: Martinez
Absent: Linnick

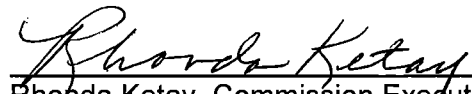
Vote: 3 - 0

5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 7:30 p.m. The Commission reconvened to modify their motion for Item No. 4 and adjourned at 7:40 p.m.


Thomas Donovan, Vice-president


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

Adopted on December 5, 2012