

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 3, 2013, 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 agenda 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 agenda item 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 March 6, 2013

3. **ZA-2011-1946-ZV-ZAA-1A**

CEQA: ENV-2011-1947-MND

Plan: West Los Angeles

Council District: 11

Expiration Date: 3/23/13

Appeal Status: Zone Variance further
appealable if approved

CONTINUED FROM MARCH 6, 2013

PUBLIC HEARING

Location: 1521 South Wellesley Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variances from: Section 12.09-A,2 to permit a 4th dwelling unit in lieu of the maximum two dwelling units otherwise permitted in the R2 Zone; and Section 12.21-A,4(a) to permit zero additional parking spaces in lieu of the additional one covered and one uncovered parking space otherwise required for the 4th dwelling unit; and pursuant to Los Angeles Municipal Code Section 12.28-A, to deny Zoning Administrator's Adjustments from: Section 12.09-C,2 to permit a 1-foot easterly side yard setback and a 10-1/2-inch westerly side yard setback, in lieu of the minimum 5 feet otherwise required; Section 12.09-C,3 to permit a 5-foot rear yard in lieu of the minimum 15 feet otherwise required; and Section 12.21-C,2(b) to permit a 5-foot 7-inch wide passageway from the 4th dwelling unit to the street frontage in lieu of the minimum 10 feet otherwise required; all in conjunction with the 4th dwelling unit, which was illegally converted from a laundry room without a permit; and rejection of the recommendation of the Lead Agency to adopt Mitigated Negative Declaration ENV 2011-1947-MND as the environmental clearance for this action.

APPLICANT: Fred Leeds Properties
Representative: Carolina Abrego-Pineda, Abrego-Pineda Consulting Services

APPELLANT: (same)

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny a Variance from Section 12.09-A,2 to permit a 4th dwelling unit in lieu of the maximum two dwelling units otherwise permitted in the R2 Zone; a Variance from Section 12.21-A,4(a) to permit zero additional parking spaces in lieu of the additional one covered and one uncovered parking space otherwise required for the 4th dwelling unit; and to deny a Zoning Administrator's Adjustment from Section 12.09-C,2 to permit a 1-foot easterly side yard setback and a 10-1/2-inch westerly side yard setback, in lieu of the minimum 5 feet otherwise required; a Zoning Administrator's Adjustment from Section 12.09-C,3 to permit a 5-foot rear yard in lieu of the minimum 15 feet otherwise required; and a Zoning Administrator's Adjustment from Section 12.21-C,2(b) to permit a 5-foot 7-inch wide passageway from the 4th dwelling unit to the street frontage in lieu of the minimum 10 feet otherwise required; all in conjunction with the 4th dwelling unit, which was illegally converted from a laundry room without a permit.
3. **Adopt** the findings of the Zoning Administrator.
4. **Reject** the recommendation of the Lead Agency to adopt Mitigated Negative Declaration ENV 2012-1947-MND as the environmental clearance for this action.

Staff: Sue Chang (213) 978-3403

4. **APCW-2003-3304-SPE-CU-ZAD-SPP-CDP-PA2-1A**

CEQA: ENV-2012-693-CE

Plan: Venice

Council District: 11

Expiration Date: 5/6/13

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 204 South Hampton Drive

Requested Action:

An appeal of the decision of the Zoning Administrator to 1) deny, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, a request to modify Condition No. 8 of Case No. APCW 2003-3304-SPE-CU-CDP-ZAD-SPP-PA1-1A to allow discontinuation of compliance review for the use; and 2) a determination, pursuant to Section 12.24-M of the Code and Condition No. 8 of Case No. APCW 2003-3304-SPE-CU-CDP-ZAD-SPP-PA1-1A, that compliance has been attained with most but not all of the conditions of the prior action approving multiple entitlements for a Conditional Use Permit, Specific Plan Exception, Coastal Development Permit, Zoning Administrator's Determination, and Specific Plan Project Permit for a community service center known as St. Joseph Center on a lot in the RD1.5-1 Zone; and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Categorical Exemption ENV 2012-0693-CE as the environmental clearance for this action.

APPLICANT: Va Lecia Adams, St. Joseph Center
Representative: George Muhlsten, Latham & Watkins, LLP

APPELLANTS: 1) Marie Hammond
2) Barbara Gibson

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to 1) deny a request to modify Condition No. 8 to allow discontinuation of compliance review for the use; and 2) a determination, pursuant to Section 12.24-M of the Code and Condition No. 8, that compliance has been attained with most but not all of the conditions of the prior action approving multiple entitlements for a Conditional Use Permit, Specific Plan Exception, Coastal Development Permit, Zoning Administrator's Determination, and Specific Plan Project Permit for a community service center known as St. Joseph Center on a lot in the RD1.5-1 Zone.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Categorical Exemption ENV 2012-0693-CE.

Staff: Sue Chang (213) 978-3403

5. **ZA-2012-2720-CUB-1A**

CEQA: ENV-2012-2721-CE

Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 5/13/13

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1168 Barrington Avenue #101

Requested Action:

An appeal of the decision of the Zoning Administrator to approve, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 1,499 square-foot restaurant, also having a 728 square-foot outdoor patio area, accommodating 55 patrons interior (including a 12-seat bar) and 60 patrons exterior, with hours of operation from 6 a.m. to 12 midnight Sunday through Thursday, and from 6 a.m. to 1 a.m. Friday and Saturday, all within the [Q]C4-2-CDO Zone; and the decision to adopt the recommendation of the lead agency by adopting Categorical Exemption Mitigated Negative Declaration ENV-2012-2721-CE as the environmental clearance for this action.

APPLICANT: CLG Residential-BW, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANTS: Raymond Klein

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site

- consumption, in conjunction with a 1,499 square-foot restaurant, also having a 728 square-foot outdoor patio area, accommodating 55 patrons interior (including a 12-seat bar) and 60 patrons exterior, with hours of operation from 6 a.m. to 12 midnight Sunday through Thursday, and from 6 a.m. to 1 a.m. Friday and Saturday, all within the [Q]C4-2-CDO Zone.
3. **Adopt** the Findings.
 4. **Adopt** the environmental clearance Categorical Exemption ENV 2012-2712-CE.

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, April 17, 2013** at:

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

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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.