

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 19, 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, 5, and 6.

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 June 5, 2013

3. **ZA-2011-1278-CUB-1A**

CEQA: ENV-2011-1279-MND

Plan: Venice

Council District: 11

Expiration Date: 6/19/13

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 220 East Rose Avenue

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 an upgrade from the sale and dispensing for on-site consumption of beer and wine to a full line of alcohol in conjunction with the expansion of an existing restaurant in the M1-1 Zone; and the decision to adopt the recommendation of the lead agency by adopting Mitigated Negative Declaration ENV-2011-1279-MND as the environmental clearance for this action.

APPLICANT: Manhar Patel

APPELLANT: Craig Ribeiro

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve a Conditional Use to permit an upgrade from the sale and dispensing for on-site consumption of beer and wine to a full line of alcohol in conjunction with the expansion of an existing restaurant in the M1-1 Zone.as the environmental clearance for this action.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV 2011-1279-MND.

Staff: Lourdes Green (213) 978-1416

4. **AA-2012-2459-PMLA-SL-1A**
CEQA: ENV-2012-2457-MND

Plan: West Los Angeles
Council District: 11
Expiration Date: 6/19/13 extended
Appeal Status: Not further appealable

CONTINUED FROM MAY 1, 2013

PUBLIC HEARING

Location: 1744-1746 South Stoner Avenue

Project:

A Preliminary Parcel Map to subdivide one parcel into four small lots pertaining to a Small Lot Subdivision to construct four, 3-story townhouse style single family dwellings in the RD1.5-1 Zone.

Requested Action:

An appeal of the decision of the Deputy Advisory Agency's entire denial of Preliminary Parcel Map No. AA-2012-2459-PMLA-SL.

APPLICANT: TCY Investment Group 1 Inc.
Representative: Charles Chao

APPELLANT: Gloria Campbell

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Advisory Agency.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2012-2457-MND.

Staff: Jim Tokunaga (213) 978-1372

5. **ZA-2012-2456-ZAA-1A**
CEQA: ENV 2012-2457-MND

Plan: West Los Angeles
Council District: 11
Expiration Date: 6/19/13
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1744-1746 South Stoner Avenue

Requested Action:

An appeal of the decision of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, to **APPROVE**: an Adjustment from Section 12.09.1-B,2(a) to permit varying side yards of 4 feet 6 inches to 5 feet lieu of the required 6 feet, an

Adjustment from Section 12.09.1-B,3 to permit rear yards of 5 feet in lieu of the required 15 feet, an Adjustment from Section 12.21 C,2(a) to permit 0 feet of building separation in lieu of the required 12 feet, an Adjustment from Section 12.21 C,2(b) to permit a passageway of 10 feet in lieu of the required 12 feet, in conjunction with the construction, maintenance and use of four townhouse style single-family dwellings in the RD1.5-1 Zone; and the Zoning Administrator's decision to adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2012-2457-MND as the environmental clearance.

APPLICANT: Charles Chao, TCY Investment Group
Representative: Peterzon Sy

APPELLANT: Gloria Campbell and Stoner Villas Association

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve an Adjustment from Section 12.09.1-B,2(a) to permit varying side yards of 4 feet 6 inches to 5 feet lieu of the required 6 feet, an Adjustment from Section 12.09.1-B,3 to permit rear yards of 5 feet in lieu of the required 15 feet, an Adjustment from Section 12.21 C,2(a) to permit 0 feet of building separation in lieu of the required 12 feet, an Adjustment from Section 12.21 C,2(b) to permit a passageway of 10 feet in lieu of the required 12 feet, in conjunction with the construction, maintenance and use of four townhouse style single-family dwellings in the RD1.5-1 Zone.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV 2012-2457-MND.

Staff: Jim Tokunaga (213) 978-1372

6. **ZA-2012-2701-ZV-ZAA-1A**
CEQA: ENV-2012-2702-MND

Plan: West Los Angeles
Council District: 11
Expiration Date: 6/24/13
Appeal Status: Zone Variance is further
appealable if approved

PUBLIC HEARING

Location: 1724 South Armacost Avenue

Requested Action:

An appeal of the decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27-B, to approve a Variance from Section 12.21-A,5(i)(1) to permit backing out of a parking space onto a Local Street; pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, to approve an Adjustment from Section 12.09.1-B,2(a) to permit a 5-foot side yard setback in lieu of the required 5 feet 6 inches, an Adjustment from Section 12.09.1-B,3 to permit a 5-foot rear yard setback in lieu of the

required 15-feet, an Adjustment from Section 12.09.1-B,4 to permit a substandard lot width of 41 feet in lieu of the required 50 feet, an Adjustment from Section 12.21-C,2(a) to allow a 0.25-foot building separation in lieu of the required 12-feet, an Adjustment from Section 12.21 C,2(b) to allow to allow a 5-foot passageway in lieu of the required 12-feet from the street to the dwelling unit entrance, an Adjustment from Section 12.21-C,2(e) allowing 0.25-foot of open space in lieu of the required 5 feet of open space between buildings, an Adjustment from Section 12.21-C,1(g) to permit more than 50 percent (applicant is utilizing 70 percent) of a required front yard to be designed, improved or used for access driveways; and; and the Zoning Administrator's decision to adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV 2012-2702-MND as the environmental clearance.

APPLICANT: Hugh H. Evans III
Representative: Lanny Kusaka

APPELLANT: Jay Ross

Recommended Action:

1. Deny the appeal.
2. Sustain the decision of the Zoning Administrator to approve a Variance from Section 12.21-A,5(i)(1) to permit backing out of a parking space onto a Local Street; and to approve Zoning Administrator's Adjustments from Section 12.09.1-B,2(a) to permit a 5-foot side yard setback in lieu of the required 5 feet 6 inches, from Section 12.09.1-B,3 to permit a 5-foot rear yard setback in lieu of the required 15-feet, from Section 12.09.1-B,4 to permit a substandard lot width of 41 feet in lieu of the required 50 feet, from Section 12.21-C,2(a) to allow a 0.25-foot building separation in lieu of the required 12-feet, from Section 12.21 C,2(b) to allow to allow a 5-foot passageway in lieu of the required 12-feet from the street to the dwelling unit entrance, from Section 12.21-C,2(e) allowing 0.25-foot of open space in lieu of the required 5 feet of open space between buildings, and from Section 12.21-C,1(g) to permit more than 50 percent (applicant is utilizing 70 percent) of a required front yard to be designed, improved or used for access driveways in conjunction with the construction, use and maintenance of three small lot single-family residences in the RD1.5-1 Zone.
3. Adopt the Findings.
4. Adopt the environmental clearance Mitigated Negative Declaration ENV-2012-2702-MND.

Staff: Jim Tokunaga (213) 978-1307

7. 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, July 3, 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.