

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, March 6, 2013
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 4:45 p.m.

Commissioners present: Joyce L. Foster, Joseph Halper, Erica Teasley Linnick, and Glenda E. Martinez

Commissioner absent: Thomas Donovan

Commissioner Donovan arrived at 5:00 p.m.

1. DEPARTMENT REPORT

No report

2. COMMISSION BUSINESS

A. Advanced calendar – no changes

B. Commission requests - none

C. Approval of the minutes from February 6, 2013.

Motion: to approve the minutes from February 6, 2013.

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

Vote: 3 – 0

Commissioner Martinez was unable to attend the meeting on February 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 FEBRUARY 20, 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

DISCUSSION:

The applicant's representative requested a continuance and extension of the expiration date to April 3, 2013.

Motion: To continue the case and extend the expiration date to April 3, 2013.

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

Vote: 4 - 0

The Commission took a brief recess and reconvened at 5:00 p.m when Commissioner Donovan arrived.

4. **ZA-2010-1726-CDP-MEL-1A**
CEQA: ENV-2010-1727-MND-REC1
Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: N/A
Appeal Status: Not further appealable

HEARD ON JANUARY 16, 2013

PUBLIC HEARING

Location: 17030 West Sunset Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to approve a Coastal Development Permit pursuant to the provisions of Los Angeles Municipal Code Section 12.20.2, to allow the construction of a new approximately 84,500 square-foot residential development consisting of three buildings containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone; and to adopt the action of the lead agency in issuing a Reconsideration of Mitigated Negative Declaration No. ENV 2010-1727-MND-REC1.

APPLICANT: Stephen Coaloa

APPELLANTS: 1) Amy C. Greenwood
2) Edgewater Towers Homeowners Association

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to approve a Coastal Development Permit pursuant to the provisions of Los Angeles Municipal Code Section 12.20.2, to allow the

construction of a new approximately 84,500 square-foot residential development consisting of three buildings containing a total of 49 units in the dual permit jurisdiction of the California Coastal Zone, subject to Conditions of Approval.

3. **Adopt** the Findings.
4. **Adopt** the action of the lead agency in issuing a Reconsideration of Mitigated Negative Declaration No. ENV 2010-1727-MND-REC1.

Staff: Fernando Tovar (213) 978-1303

DISCUSSION:

The Zoning Administrator gave a brief review of the case and answered questions from the Commissioners. The appellant's representative spoke, followed by the applicant's representative. There were several speakers in support of the appeal and several in support of the project. Both representatives were allowed rebuttal time. The Commissioners discussed the case at length.

Motion: To grant the appeal, overturn the Zoning Administrator and deny the Coastal Development Permit, adopt the revised Findings, and find the environmental clearance Mitigated Negative Declaration ENV-2010-1727-MND-REC1 inadequate.

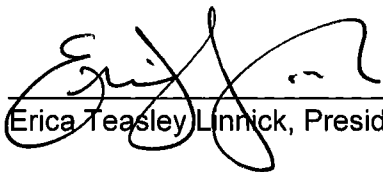
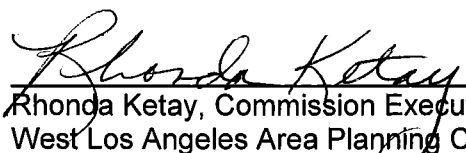
Moved: Halper
Seconded: Donovan
Ayes: Foster and Martinez
Noes: Linnick

Vote: 4 – 1

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 7:40 p.m.


Erica Teasley Linnick, President
Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on April 3, 2013