

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 3, 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 4:42 p.m.

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

1. DEPARTMENT REPORT

No report

2. COMMISSION BUSINESS

A. Advanced calendar – no changes

B. Commission requests - none

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

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

Moved: Foster

Seconded: Martinez

Ayes: Donovan, Halper, and Linnick

Vote: 5 – 0

ITEM NO. 4 TAKEN OUT OF ORDER

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 Mhlsten, 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

DISCUSSION:

The applicant's representative requested a continuance to May 1, 2013. Both appellants expressing their concerns about any additional continuances past May 1, 2013, but stated they would be able to attend on May 1st.

Motion: To continue the case to May 1, 2013.

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

Vote: 5 - 0

3. **ZA-2011-1946-ZV-ZAA-1A**
CEQA: ENV-2011-1947-MND

Plan: West Los Angeles
Council District: 11
Expiration Date: 4/3/13 extended
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

DISCUSSION:

The Zoning Administrator presented the Department's position on the case. The appellant's representative spoke, followed by the appellant. There were two speakers in support of the appeal and one speaker against the appeal. The Commission closed public comment and discussed the case at length.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator, and adopt the Findings.

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

Vote: 5 - 0

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

DISCUSSION:

The Zoning Administrator presented the Department's position on the case. The appellant requested additional time to read documents submitted at the meeting by the applicant's representative. The Commissioners stated that they were not prepared to go forward with the case until they had the opportunity to read the documents so the applicant's representative agreed to a continuance. Both the applicant's representative and the appellant were told to submit any additional documents for consideration by the Commission to the Planning Commission Office at least 10 prior to the May 1, 2013 meeting.

Motion: To continue the case to May 1, 2013.

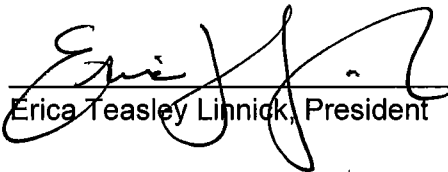
Moved: Foster
Seconded: Martinez
Ayes: Donovan, Halper, and Linnick

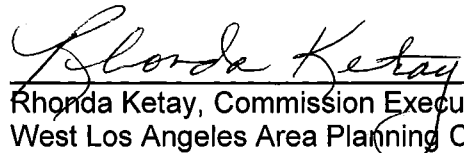
Vote: 5 - 0

6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:22 p.m.


Erica Teasley Linnick, President


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

Adopted on May 1, 2013