

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 19, 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 4:35 p.m.

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

1. DEPARTMENT REPORT

There was an electronic ribbon cutting for the revision of the Zoning Code.

2. COMMISSION BUSINESS

A. Advanced calendar – no changes

B. Commission requests - Commissioner Halper requested that the Commission be informed if and when an appeal hearing is scheduled to go before the California Coastal Commission concerning a Pacific Palisades case.

C. Approval of the minutes from June 5, 2013.

Motion: to approve the minutes from June 5, 2013 with corrections.

Moved: Foster

Seconded: Donovan

Ayes: Halper, Martinez, and Linnick

Vote: 5 – 0

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.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV 2011-1279-MND.

Staff: Lourdes Green (213) 978-1416

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 and the applicant. There were two speakers in support of the appeal, followed by several speakers against the appeal. Both the appellant's representative and the applicant's representative were allowed rebuttal time. The Commissioners discussed the case at length.

Motion: To deny the appeal, 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, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV 2011-1279-MND.

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

Vote: 5 - 0

The Commission President recessed from the regular meeting at 5:47 and opened the Special agenda at 6:00 p.m.

1. **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 **to approve a** Preliminary Parcel Map No. AA-2012-2459-PMLA-SL (The regular agenda erroneously said the Deputy Advisory Agency had denied the Preliminary Parcel Map.)"

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

DISCUSSION:

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

Motion: To grant the appeal in part, sustain the decision of the Zoning Administrator subject to modifications by the Commission, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV-2012-2457-MND.

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

Vote: 5 - 0

2. **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

DISCUSSION:

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

Motion: To grant the appeal in part, sustain the decision of the Zoning Administrator subject to modifications by the Commission, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV-2012-2457-MND.

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

Vote: 5 - 0

3. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the Special meeting adjourned at 7:35 p.m.

The Commission took a brief recess and the Commission President re-opened the Regular agenda at 7:43 p.m.

**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

DISCUSSION:

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

Motion: To grant the appeal in part, sustain the decision of the Zoning Administrator, subject to modifications by the Commission, adopt the revised Findings, and to adopt the environmental clearance Mitigated Negative Declaration ENV-2012-2702-MND.

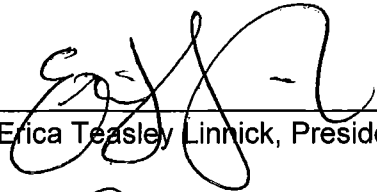
Moved: Donovan
Seconded: Foster
Ayes: Halper and Martinez
Noes: Linnick

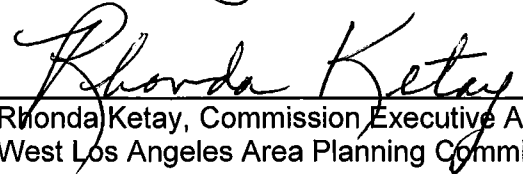
Vote: 4 - 1

7. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:54 p.m.


Erica Teasley Linnick, President


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

Adopted on July 3, 2013