

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, August 7, 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 Acting President Thomas M. Donovan at 4:41 p.m.

Commissioners present: Thomas M. Donovan, Joyce L. Foster, and Joseph Halper

Commissioners absent: 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 July 17, 2013.

Motion: to approve the minutes from July 17, 2013.

Moved: Foster

Seconded: Halper

Ayes: Donovan

Absent: Linnick and Martinez

Vote: 3 – 0

3. **ZA-2012-1395-ZV-ZAA-1A**
CEQA: ENV-2005-8611-MND

Plan: Bel Air – Beverly Crest
Council District: 5
Expiration Date: 9/16/13
Appeal Status: Zone Variance further
appealable if approved

PUBLIC HEARING

Location: 360 North Stone Canyon Road

On July 3, 2013, pursuant to Charter section 245(c), City Council vetoed the West Los Angeles Area Planning Commission's June 5, 2013, determination and remanded it back to the Area Planning Commission.

Requested Action:

An appeal of the decision of the Zoning Administrator, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to DENY a request seeking a Variance from Section 12.21-A17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; APPROVE a Zoning Administrator's Determination to permit the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted, for said single-family dwelling; and the Zoning Administrator's decision to adopt the recommendation of the lead agency in issuing Mitigated Negative Declaration ENV-2005-8611-MND as the environmental clearance.

APPLICANT: M & A Gabae, LP
Representative: Ben Kim

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny a request seeking a Variance from Section 12.21-A17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; approve a Zoning Administrator's Determination to permit the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted for said single-family dwelling.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2005-8611-MND.

Staff: Jim Tokunaga (213) 978-1307

DISCUSSION:

The Zoning Administrator presented his report to the Commission. The appellant's representative spoke followed by several speakers against the appeal, speakers for the appeal, and one speaker with a general comment. The City Councilmember's representative spoke and the applicant's representative was given time for rebuttal. The Commission discussed the case at length.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator to deny a request seeking a Variance from Section 12.21-A17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; approve a Zoning Administrator's Determination to permit the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted for said single-family dwelling, adopt the revised Findings, and adopt Mitigated Negative Declaration ENV-2005-8611-MND.

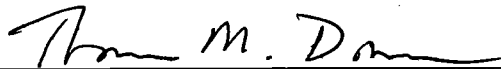
Moved: Donovan
Seconded: Foster
Ayes: Halper
Absent: Linnick and Martinez

Vote: 3 - 0

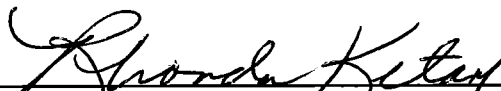
4. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:05 p.m.



Thomas Donovan, Acting President



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

Adopted on August 21, 2013