

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, January 15, 2014, 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**

CORRECTED AGENDA

(Agenda Item No.4, Request for Continuance)*

Erica Teasley Linnick, President
Thomas M. Donovan, Vice President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Vacant

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, and 4.

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**

A. Items of interest

B. Other items of interest: Presentation on the Exposition Corridor Transit Neighborhood Plan.

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of the minutes from December 4, 2013

3. **ZA-2012-1402-ZV-ZAA-ZAD-1A**

CEQA: ENV 2005-8611-MND-REC2

Plan: Bel Air-Beverly Crest

Council District: 5

Expiration Date: 2/3/2014

Appeal Status: Further appealable

PUBLIC HEARING

Location: 10550 W. Bellagio Road

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-C.10(d) 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; to approve, pursuant to Los Angeles Municipal Code Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.21-C.8(a) to allow the construction of one retaining wall, ten feet in height and approximately 136 feet in length along the eastern property line in the RE20-1 Zone; to approve, pursuant to Los Angeles Municipal Code Section 12.24-X,7 a Zoning Administrator's Determination granting 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 in the RE20-1 Zone and adopt the recommendation of the Lead Agency to adopt Mitigated Negative Declaration Reconsideration (Addendum) ENV 2005-8611-MND-REC2 as the environmental clearance for this action.

APPLICANT: M & A Gabae, LP

Representative: Ben Kim/Stacey Brenner, Charles Company

APPELLANT: Janice A. Lazarof, individually and as Trustee of the Henry and Janice A. Lazarof Family Trust dated June 10, 1985 as amended.

Representative: Victor I. Marmom, Marmon Law Offices

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-C.10(d) 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; to approve, pursuant to Los Angeles Municipal Code Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.21-C.8(a) to allow the construction of one retaining wall, ten feet in height and approximately 136 feet in length along the eastern property line in the RE20-1 Zone; to approve, pursuant to Los Angeles Municipal Code Section 12.24-X,7 a Zoning Administrator's Determination granting 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 in the RE20-1 Zone.
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** the recommendation of the Lead Agency to adopt Mitigated Negative Declaration Reconsideration (Addendum) ENV 2005-8611-MND-REC2 as the environmental clearance for this action.

Staff: Jim Tokunaga (213) 978-1307

4. **VTT-71898-CN-A1**

Related Cases: DIR-2012-1112-DB

CEQA: ENV-2012-1111-MND

Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 1/31/2014

Appeal Status: Further appealable

REQUEST FOR CONTINUANCE*

PUBLIC HEARING

Location: 11965 W. MONTANA AVENUE

Requested Action:

Proposed Vesting Tentative Tract Map VTT-71898-CN to allow a maximum 49-unit new condominium development with 105 onsite parking in the R3-1 Zone.

The appeals challenge the entire action of the Advisory Agency's Letter of Determination pertaining to the Subdivision case and the accompanying environmental document ENV-2012-1111-MND.

APPLICANT: Montana Bundy LLC (O)
Representative: Tala Associates (R)

APPELLANTS: Daniel Gryczman
Mark Lifrieri

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Deputy Advisory Agency.
3. **Adopt** ENV-2012-1111-MND

Staff: J.C. Romero-Navarro (213) 978-1307

5. 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, February 5, 2014** 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.