

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 16, 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**

Thomas Donovan, Acting President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Lisa Waltz Morocco, Commissioner

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.

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.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.planning.lacity.org>.

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of minutes from June 18, 2014

D. Election of Officers

3. **APCW-2013-2800-SPE-ZAA-SPR**

CEQA: ENV-2013-1723-MND

Plan: Palms-Mar Vista-Del Rey

Council District: 11 - Bonin

Expiration Date: 6/18/14 extended

Appeal Status: Further appealable to City Council

APPLICATION WITHDRAWN BY LETTER RECEIVED ON JULY 9, 2014

CONTINUED FROM MAY 21 AND JUNE 18, 2014

PUBLIC HEARING HELD ON DECEMBER 3, 2013

Location: 4090 Del Rey Ave

Proposed project: Construction of a 51 unit apartment building with 6,020 sq.ft. of open space and 710 sq.ft. of additional amenities as part of a mixed use development including existing office buildings and an apartment building under construction. A total of 137 parking spaces are to be provided in a subterranean and above ground parking structure.

Requested Action:

1. A Specific Plan Exception for a height of 66 feet in lieu of the 55 foot limit in the Glencoe/Maxella Specific Plan.
2. A Specific Plan Exception for 13 foot side and rear yard stepbacks above 45 feet in lieu of the 21 foot stepbacks required by the Glencoe/Maxella Specific Plan.
3. A Specific Plan Exception for a variable side yard setback of 0 to 5 feet at the first floor parking level in lieu of 8 feet required by the Glencoe/Maxella Specific Plan.
4. A Specific Plan Exception for a rear yard setback of 7 feet at the first floor parking level in lieu of the 15 feet required by the Glencoe/Maxella Specific Plan.

5. A Zoning Administrator's Adjustment for a 5 foot separation between buildings at the first floor parking level in lieu of the 20 foot separation required by Section 12.21.C.2 of the Zone Code.
6. A Site Plan Review approval for the construction, use and maintenance of a 51 unit apartment building with 6,020 sq. ft. of open space, 710 sq. ft. of additional amenities and 137 parking spaces.

APPLICANT: Plotkin Trust
 Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Recommended Action:

1. **Approve** a Specific Plan Exception for a height of 66 feet in lieu of the 55 foot limit in the Glencoe/Maxella Specific Plan
2. **Approve** a Specific Plan Exception for 13 foot side and rear yard setbacks above 45 feet in lieu of the 21 foot setbacks required by the Glencoe/Maxella Specific Plan.
3. **Approve** a Specific Plan Exception for a variable side yard setback of 0 to 5 feet in lieu of 8 feet required by the Glencoe/Maxella Specific Plan.
4. **Disapprove** a Specific Plan Exception for a rear yard setback of 7 feet in lieu of the 15 feet required by the Glencoe/Maxella Specific Plan.
5. **Approve** a Zoning Administrator's Adjustment for a 5 foot separation between buildings in lieu of the 20 foot required Section 12.21.C.2 of the Zone Code.
6. **Approve With Conditions a Site Plan Review** for the construction, use and maintenance of a 51 unit apartment building with 6,020 sq. ft. of open space, 710 sq. ft. of additional amenities and 128 parking spaces.
7. **Adopt** Mitigated Negative Declaration No. ENV-2013-1723-MND.
8. **Adopt** the Specific Plan Exception, Zoning Administrator Adjustment and Site Plan Review Findings.
9. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
10. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Marc Woerschling (213) 978-1470

4. [DIR-2014-92-BSA-1A](#)

CEQA: N/A

Plan: Brentwood – Pacific Palisades

Council District: 11 - Bonin

Expiration Date: 8/6/14

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 370 North Vance Street

Requested Action:

An Appeal pursuant to the provisions of Section 12.26-K of the Municipal Code, of the Action of the Zoning Administrator in denying an Appeal asserting that the Department of Building and Safety erred or abused its discretion in: (1) relying on the Department of Public Works, Bureau of Engineering clearance sign-off of the Hillside Ordinance as establishing compliance with the Baseline Hillside Ordinance; and (2) in requiring a minimum front yard setback of 5 feet in lieu of a prevailing front yard setback of 27.46 feet, in conjunction with the construction of a new single-family dwelling.

APPLICANT: Robert Dolbinski and Jeanne Chen

APPELLANT: Jaime Korody

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Action of the Zoning Administrator in denying an appeal asserting that the Department of Building and Safety erred or abused its discretion in considering that the Hillside Ordinance clearance sign-offs obtained by the Department of Public Works, Bureau of Engineering, established compliance with the entire Baseline Hillside Ordinance; and requiring a minimum 5-foot front yard setback for the proposed new single-family dwelling in lieu of requiring a prevailing front yard setback of 27.46 feet.

Staff: Lourdes Green (213) 978-1318

5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any 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, August 6, 2014** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

An Equal Employment Opportunity/Affirmative Action Employer

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.