

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, July 16, 2014
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 Donovan at 4:35 pm.

Commissioners present: Thomas Donovan, Joyce L. Foster, Joseph Halper, and Lisa Waltz Morocco

1. DEPARTMENTAL REPORT

No report

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Request

1. Commissioner Halper requested two proposed amendments to the West Los Angeles Rules and Operating Procedures be placed on the next agenda.
2. Commissioner Donovan requested information concerning the possibility of creating guidelines regarding the volume of submissions per case.

C. Approval of the minutes

Motion: To approve the minutes from June 18, 2014.

Moved: Foster

Seconded: Halper

Ayes: Donovan and Waltz Morocco

Vote: 4 - 0

D. Election of Officers

Motion: To elect Thomas Donovan to the office of Commission President.

Moved: Foster
Seconded: Waltz Morocco
Ayes: Halper and Donovan

Vote: 4 – 0

Motion: To elect Joseph Halper to the office of Commission Vice president.

Moved: Foster
Seconded: Waltz Morocco
Ayes: Donovan and Halper

Vote: 4 - 0

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

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 setbacks above 45 feet in lieu of the 21 foot setbacks 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

DISCUSSION:

The case was withdrawn by a letter dated July 9, 2014. The Commission received and filed the letter. There was one speaker.

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

DISCUSSION:

The Zoning Administrator gave a summary of the case and appeal points. The appellant spoke, followed by the applicant's representative and applicant. The appellant was allowed rebuttal time. The City Councilmember's staff spoke in support of the Zoning Administrator's decision. Public comment was closed and the Commission discussed the case.

Motion: To deny the appeal and 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.

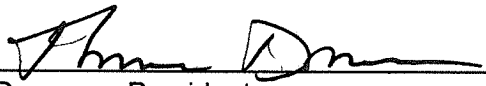
Moved: Foster
Seconded: Halper
Ayes: Waltz Morocco and Donovan

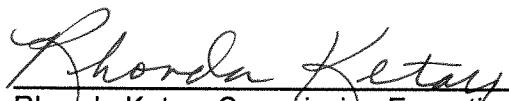
Vote: 4 - 0

8. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 5:40 pm.


Thomas Donovan, President


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

Adopted on September 3, 2014