MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN SUMMARY FORM. COMPLETE DETAILS RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 580-5249.

The meeting was called to order by President Matthew Rodman at 4:45 p.m. Commissioners present: Dwayne Hall, Flora Gil Krisiloff and Jonathan Lopez. Absent: Candida Mobley Wright

1. **DEPARTMENTAL REPORT-ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

   A. Advance Calendar.

   B. Commission Request
   
   Written request by Richard Agay for reconsideration for DIR 2000-4080-DRB-SPP.
   
   No Motion - Request denied

   C. Minutes of January 3, 2001 approved by Consent.
3. **APCW 2000-424 SPE (Reconsideration)**

SPECIFIC PLAN EXCEPTION requested by Donna Dietch from Section 8.G.2. (North Venice, Density) and of the Venice Specific Plan (Ordinance No. 172,897), which limits the density to two dwelling units and an exception Specific Plan Project Compliance pursuant to Section 11.5.7.C of the L.A.M.C. which requires the filing of a Specific Plan Project Compliance.

Staff recommends disapproval.

**Discussion:**

Staff gave brief overview of project. The request is for a third unit. Staff stated the findings did not meet the definition of the Specific Plans.

The Applicant testified the recreation room was built by the previous owner. The property was purchased and listed as 3 units. She was cited in 1999 for code violations of the property.

A speaker in support of the project stated the units are well maintained, the landlord is efficient making repairs, they have good neighbors.

A speaker in opposition questions the integrity of the owner, Code Enforcement was contacted. The owner did not show up for the inspection. During the partial inspection there were 50 code violations listed.

Staff stated there were two basic issues (1) bootleg units in the area (2) do not reward owners.

**Deliberation:**

The Council district does not support the exception. Commissioner Krisiloff read a letter from the Council member’s office. Commissioner Lopez stated there is latitude for interpretation allowed to legalize the 3 units. There is no impact to the Specific Plan.

Commissioner Lopez moved to approve the exception, Commissioner Hall seconded.

**MOTION:** Commissioner Lopez moved, Commissioner Hall seconded

**VOTE:** 3-1
4. **ZA 2000-2297 (ZAA)**

APPEAL requested by Hyzone Corporation from conditions, elements or parts of the Zoning Administrator’s approval pursuant to Los Angeles Municipal Code Section 12.28, of an adjustment from Sections 12.10-C,1 and 3 of the Los Angeles Municipal Code to permit the enclosure of existing balconies resulting in a varying 0.5 to 5.5 foot front yard setback and varying 11.5 to 15.0 foot rear yard setback.

Staff recommends denial of the appeal.

Discussion: Staff conducted overview of the project.

The Appellant was not present.

There were no speakers in support of the appeal.

The Applicants representative spoke against the appeal.

Deliberation: Commissioner Hall made a motion to Deny the Appeal, Commissioner Lopez seconded

**MOTION:** Commissioner Hall moved, Commissioner Lopez seconded

**VOTE:** 4-0

5. **ZA 2000-995 (CDP)**

APPEAL requested by Eller Media Company from the entire determination of an Associate Zoning Administrator’s approval, pursuant to Los Angeles Municipal Code Section 12.20.2, of a coastal development permit to allow the continued use and maintenance of an off-premises advertising structure (billboard) located in the single permit area of the California Coastal Zone in the C4(OX)-2D Zone.

Staff recommends denial of the appeal.

Discussion: Staff conducted an overview of the project. The sign was allowed and approved by staff erroneously. It was built, then a Coastal Development Permit was required. In an attempt to make the Coastal Development Permit findings, staff could only do this by making the sign not permanent.
The Applicant’s representative stated a legal permit was issued in October 1998, the project was built in December 1998. Approximately eight months later they received notice that the sign was in the Coastal Zone and needed a Coastal Development Permit. The appeal was due to conditions requesting the sign be reduced. By reducing the size, would mean a 75% reduction in revenue.

The applicant volunteered to waive any compensation requirements that might be due them, if they were allowed to keep the sign for 5 years, to gain back some revenue.

**Deliberation:** The Commission agreed the size of the sign is extremely large, the community should not bear the bunt, of an error. Commissioner Rodman advised the original lease shows for a 10 year term not a 20 year term lease that was earlier stated.

Require sign to be removed after termination of initial term of lease. Applicant offered to waive compensation if property is demolished or reconstructed.

Staff advised the Commission that the applicant still need to obtain a project permit and specific plan permit.

The Commission calculated the end of the 10 year term lease from the date of the lease which was August 15, 1998.

Commissioner Lopez made a motion to Deny the Appeal and modify the conditions, Commissioner Krisiloff seconded.

**MOTION:** Commissioner Lopez moved, Commissioner Krisiloff seconded

**VOTE:** 4-0

6. **PUBLIC COMMENT PERIOD** - No speakers

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:30 p.m.

**ATTEST:**

Matthew Rodman, President
Carla Crayton, Commission Executive Assistant
West Los Angeles Area Planning Commission