

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE REVIEWED #00

MOTION

At its meeting on April 13, 2022 (Letter of Determination date: April 28, 2022), the West Los Angeles Area Planning Commission denied an appeal of Case No. ZA-2019-5552-ZV-1A, and sustained the Zoning Administrator's Determination dated January 26, 2022 which denied Zone Variance requests pursuant to City Charter Section 562 and Municipal Code Section 12.27, for wall/monument signs, for the property located at 9760 West Pico Boulevard, Los Angeles CA 90035, within the West Los Angeles Community Plan.

The West Los Angeles APC action sustained the Zoning Administrator's Determination to deny a request for:

- A. Twelve (12) on-site wall signs totaling 487.24 square feet of surface area in the Single Family (R1) zone in lieu of the maximum 30 square feet of surface area, and six (6) signs in the R1 Zone that individually exceed the maximum 20 square feet of surface area pursuant to Municipal Code Section 12.21-A.7(h);
- B. Four (4) wall signs that project more than 24 inches from the face of the building, pursuant to Municipal Code Section 14.4.10-D.2;
- C. Four (4) signs to be placed on an "awning" (canopy) that is not on the valence as prohibited pursuant Municipal Code Section 14.4.19;
- D. Three (3) monument signs totaling 275 square feet in lieu of the maximum area of 75 square feet pursuant to Municipal Code Section 14.4.8-A.

Over the three and a half years this case has been pending, the Applicant, *Yeshiva University Los Angeles*, has listened to community concerns and made many modifications to their proposal. These modifications represent a reasonable compromise with the community. Such modifications include removing two of the most public-facing signs from their proposal and making minor adjustments to multiple other signs. However, these modifications have not been properly considered by the Zoning Administrator and the West Area Planning Commission.

Action is needed to assert jurisdiction over the abovementioned West Los Angeles Area Planning Commission action to conduct further review of the requested land use entitlements. Ultimately, the sign proposal does not bear any real impact on the community – these are not advertisements, these are not billboards, these are not flashing mechanical displays. Instead, the proposed signs are largely hidden from public view, placed against existing buildings and structures, and are integrated into the architectural style of the campus.

**I THEREFORE MOVE** that pursuant to Section 245 of the Los Angeles City Charter, the Council assert jurisdiction over the April 13, 2022 (Letter of Determination date: April 28, 2022) West Los Angeles Area Planning Commission action to deny the appeal, and that sustained the Zoning Administrator's Determination dated January 26, 2022, which denied Zone Variance requests for on-site wall/monument signs, for the **property located at 9760 West Pico Boulevard**, Los Angeles, CA 90035.

**I FURTHER MOVE** that upon assertion of jurisdiction, this matter be referred to Committee for further review.

PRESENTED BY: Paul Koretz  
PAUL KORETZ  
Councilmember, 5th District

SECONDED BY: [Signature]

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