

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 16, 2004 4:30 P.M.
HENRY MEDINA WEST LOS ANGELES
PARKING ENFORCEMENT FACILITY, 2ND FLOOR
11214 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90064**

Matthew Rodman, President
Robyn Ritter Simon, Vice President
Joyce Foster, Commissioner
Elvin W. Moon, Commissioner
David C. Voss, Commissioner

Gabriele Williams, Commission Executive Assistant
(213) 978-1247; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NO 3.

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. All requests to address the Commission on public hearing items must be submitted to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION STAFF.**

To ensure that the Commission has ample opportunity to review written material, all participants who wish to submit such material on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, to coordinate with the Commission Office mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

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 agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of the Commission's determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
ND - Negative Declaration

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

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

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Review of West Los Angeles Area Planning Commission determination letter for Case No. **DIR-2003-8224-BSA-1A.** (10889 Wellworth Avenue)

Note: The West Los Angeles Area Planning Commission's action on this matter was final on May 5, 2004.

3. **ZA-2003-0957-CU-ZV-1A**

Location: 12001-12013 Venice Blvd.

Council District: 11

Plan: Palms-Mar Vista

CEQA: ENV 2000-3086-MND

Expiration Date: 05-03-04

Appeal Status: CU not further appealable; ZV further appealable to City Council, if granted.

Continued from April 21, 2004.

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator pursuant to Los Angeles Municipal Code Section 12.24-W,27, **denial** of a **conditional use** to permit a Commercial Corner Development in the C2 Zone with exterior walls having 10% and 30% along Inglewood and Venice Boulevards, respectively, transparent windows in lieu of the minimum 50% transparent windows along those street frontages required by Section 12.22-A,23(a)(3), and pursuant to Los Angeles Municipal Code Section 12.24-W,27, **denial** of a **conditional use** to permit a Commercial Corner Development in the C2 Zone with no landscape or screen wall along the Inglewood Boulevard frontage in lieu of a minimum of 5 feet of required landscaping along all street frontages, and to permit a vine covered wall and grass pavers in lieu of 5 feet of required landscaping along the alley adjoining the parking lot which abuts a residential use, as otherwise required by Section 12.22-A,23(a)(10), and pursuant to Los Angeles Municipal Code 12.27-B and Charter Section 562, **denial** of a **variance** from Section 12.21-A,5(c) to permit 56% of the required parking spaces to be compact stalls in lieu of the 40% otherwise allowed and an **approval** pursuant to Los Angeles Municipal Code Section 12.24-W,17, of a **conditional use** to permit a drive-through fast-food restaurant in the C2 Zone located on a lot separated only by an alley from lots in a residential zone, and an **approval** pursuant to Los Angeles Municipal Code Section 12.24-W,27, of a **conditional use** to permit a Commercial Corner Development in the C2 Zone operating between the hours of 9 a.m. and midnight, in lieu of 7 a.m. and 11 p.m. as otherwise allowed, subject to the following Conditions:

- 1. All other use, height and area regulations of the Municipal Code and all other applicable

government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A" (Site Plan) and "B" (Exterior Elevations), except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Fire Department, Bureau of Engineering, Bureau of Street Lights, Street Tree Division, Department of Transportation, Los Angeles Police Department, Zoning Administrator and the Department of Building and Safety for purposes of having any permit issued.

6. Hours of operation for indoor service is limited to the hours of 9 a.m. to 10 p.m., daily. Hours of operation for drive-through service is limited to the hours of 9 a.m. to midnight, daily.

7. Except as set forth in Condition No. 6 and in the grant clause above, the project shall meet all of the requirements of Los Angeles Municipal Code Section 12.22-A,23.

8. As determined by the Department of Building and Safety, all lighting shall be shielded and directed onto the site such that the light source is not visible from other properties. [DG]

APPLICANT: Taco Bell

APPELLANT: Handelman Consulting

STAFF RECOMMENDS DENY THE APPEAL.

Dan Green, (213) 978-1304

4. 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, **July 7, 2004**, at the Henry Medina West Los Angeles Parking Enforcement Facility, 2nd Floor
11214 W. Exposition Blvd.
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 Commission Executive Assistant at (213) 978-1247.