

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 21, 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

Sheldred Alexander, Commission Executive Assistant
(213) 978-1294; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 3, 4 and 5

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 agenda 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 agendaized 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
MND - Mitigated Negative Declaration

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST**2. COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. ZA-2003-6505-ZAA-1A

Location: 14230 Sunset Boulevard
Council District: 11
Plan: Brentwood-Pacific Palisades

CEQA: ENV-2003-6506-CE

Expiration Date: 8-3-04

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's **approval** pursuant to Los Angeles Municipal Code Section 12.28 of adjustments: 1) from Section 12.21-C,1(g) to permit various walls to a maximum height of 13 feet 9 inches in lieu of the 3 feet 6 inches otherwise permitted; sport court walls to a height of 8 feet 6 inches in lieu of 3 feet 6 inches otherwise permitted and 10-foot height otherwise required (under ZA178-100); sports court with light fixtures to a height of 15 feet 7 inches in lieu of the 3 feet 6 inches otherwise permitted; 2) from Section 12.21-C,5(m) to permit the sport court to observe a front yard setback of zero feet in lieu of the 40-foot setback otherwise required; and 3) from Sections 12.21-C,5(b) and 12.07.01-C,1 to allow an accessory building observing a front yard setback of approximately 22 feet in lieu of the 55-foot setback otherwise required; all in conjunction with a sport court and accessory building of an existing single-family dwelling on a 37,250 square-foot parcel of land.

APPLICANT: David Applebaum

APPELLANT: Tom Hacker

STAFF RECOMMENDS DENY THE APPEAL.

Jon Perica (213) 978-1306

4. DIR-2003-4549-SPP-MEL-1A

Location: 56-58 East Sunset Avenue
Council District: 11
Plan: Venice

CEQA: ENV 2003-4550-CE

Expiration Date: 8-9-04

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL of part of a Director of Planning's Determination and Findings for Project Compliance, allowing the conversion of an existing one-story, side-by-side duplex into a single-family dwelling; the addition of a second story; and the construction of a new two-story unit over a two-car garage at the rear of the lot, resulting in two dwelling units with four parking spaces on an RD1.5-1 zoned lot.

APPLICANT: Shawn Stern

APPELLANT: Chiyo Nishisaka

STAFF RECOMMENDS DENY THE APPEAL
Helene Bibas (213) 978-1176

5. **Tentative Tract No. 61044-1A**

Location: 3401-3407 So. Bentley Ave.

Council District: 5

Plan: Palms-Mar Vista-Del Rey

CEQA: ENV-2004-1490-MND

Expiration Date: 7-30-04

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL from the decision by the Advisory Agency, in approving Tentative Tract No. 61044, composed of one lot, for the proposed construction, use and maintenance of a maximum 23 residential condominium units.

APPLICANT: Spencer & Morin Properties

APPELLANT: Susan C. Chang, Carmen Lambert

STAFF RECOMMENDS DENY THE APPEAL

Emily Gabel-Luddy, (213) 978-1327

NOTE: *The West Los Angeles Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.*

6. **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, **August 4, 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) 978-1294.