

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 18, 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
Vacant

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 3, 7 and 8

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. AA 2001-1515(PMEX)-1A

Plan: Bel Air-Beverly Crest

Location: 2663 North Benedict Canyon Dr./
9947 West Liebe Drive

Council District: 11

Expiration Date: 7-24-04 (Extended)

Appeal Status: Appealable to City Council

*****APPLICANT HAS REQUESTED CONTINUANCE TO OCTOBER 20, 2004 MEETING*****

PUBLIC HEARING

AN APPEAL from the entire decision of the Advisory Agency's denial of a request to adjust common property lines on the subject property, for a Lot Line Adjustment through the Parcel Map Exception.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Lynn Harper (213) 978-1349

APPLICANT: David and Alexa Topper

APPELLANT: Same

4. **APCW-2003-8204-ZC-SM**

Related Cases: AA-2003-8193-PMLA;
AA-2003-8193-PMLA(A!)

CEQA: ENV-2003-8206-MND

Plan: Brentwood-Pacific Palisades-
Brentwood Glen

Location: 11961 Darlington Avenue

Council District: 11

Expiration Date: Extended

Appeal Status: Appealable to Council, if
disapproved

Public Hearing completed on May 19, 2004

Pursuant to Section 12.32 of the Municipal Code, a ZONE CHANGE, from R1-1 to (T)(Q)RD2-1; and a SLIGHT MODIFICATION, incident to subdivision, to allow a reduced width passageway; and to permit the construction of three condominiums on one 7,500 square foot lot.

STAFF RECOMMENDS APPROVAL OF (T)(Q)[Q]RD2 AND THE SLIGHT MODIFICATION

Lynn Harper (213) 978-1349

APPLICANT: Amir Barour (O)/Phyllis Nathanson, Planning Associates, Inc. (R)

5. **AA 2003-8193(PMLA)-1A**

[Related Case APCW-2003-8204(ZC)(SM)]

CEQA: ENV 2003-8204(ZC)(SM)

Plan: Brentwood-Pacific Palisades-
Brentwood Glen

Location: 11961 Darlington Avenue

Council District: 11

Expiration Date: Extended

Appeal Status: Appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of the Advisory Agency's approval of a parcel map for new three unit condominium on one 7,500 square foot lot.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Lynn Harper (213) 978-1349

APPLICANT: Amir Bariur (O)

6. **APCW-2004-3127-SPE**

Location: 1389 South Midvale Avenue

Council District: 5

Expiration Date: 8-26-04

Appeal Status: Appealable to City Council

CEQA: ENV 2004-2039-CE

Plan: Westwood

Public Hearing completed on July 12, 2004

SPECIFIC PLAN EXCEPTION pursuant to Section 11.5.7.F of the Municipal Code, from Section 6.D of the Westwood Community Multi-Family Specific Plan, to permit 2 levels of parking garage above the natural existing grade, having a height of 17-feet, as measured to the floor elevation of the level immediately above the parking garage, in lieu of the maximum permitted one-level of parking garage above existing natural grade up to a maximum height of 7-feet, for the construction of 8 dwelling units, with 2 levels of above grade parking, 4-stories (59-feet; 8-inches in height) and 20 parking spaces on a 7,741 square foot lot.

APPLICANT: Afsar T. Habibi

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS

Jon Foreman (213) 978-1171

7. **Tentative Tract 60052-1A**

Location: 11554 Iowa Avenue

Council District: 11

Expiration Date: 7-14-04 (Extended)

Appeal Status: Further appealable to City Council.

CEQA: 2003-5223-MND

Plan: West Los Angeles

PUBLIC HEARING

AN APPEAL, from part of the decision by the Advisory Agency in approving Tentative Tract No. 60052 for a 5-unit condominium.

APPLICANT: Hersel Mangoli

APPELLANT: Same

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

8. Tentative Tract 60758-1A

CEQA: 2004-2341-MND
Plan: West Los Angeles

Location: 1522-1526 Amherst Avenue
Council District: 11
Expiration Date: 8-25-04
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL from the decision by the Advisory Agency in approving Tentative Tract Map No. 60758, to permit the merger and resubdivision of a 15,605 net square foot lot in the R3-1 Zone to construct a 16-unit residential condominium with 40 parking spaces.

APPLICANT: Ocean Harbor LLC/Kambiz Kamdar
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF 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

9. 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, **September 1, 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.