

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 1, 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
Sean Burton, Commissioner
Joyce Foster, Commissioner
Elvin W. Moon, Commissioner

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 3, 4, 5, 6 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 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

ND - Negative Declaration

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. ZA 2003-8742-CDP-1A

CEQA: ENV 2003-8743-MND
Plan: Brentwood-Pacific Palisades

Location: 356 North Grenola Street
Council District: 11
Expiration Date: 8-12-04 (Extended)
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL of an Associate Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.20.2, of a Coastal Development Permit for the improvement/soil stabilization of the rear portion of a property in conjunction with the continued maintenance of an existing 3,420 square-foot-single-family home in the R1 Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Anik Charron (213) 978-1307

APPLICANT: C. J. Rudolph

APPELLANT: Pacific Palisades Resident Association/Frances Tibbits-Representative

4. DIR 2004-1580(SPPA)-1A

CEQA: ENV 2004-1581-CE
Plan: Westwood

Location: 1100 South Glendon Avenue
Council District: 5
Expiration Date: 9-9-04
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the decision by the Director of Planning, approving a Project Permit Adjustment, to allow neighborhood serving uses on 18% of the ground floor to a depth of 30 feet at 1100 Glendon ("Westwood Center"), in lieu of 20% as required by Section 5.D.2. of the Specific Plan; and Project Permit Compliance to permit a medical office use on ground level at 1090 Glendon.

STAFF RECOMMENDS DENIAL OF THE APPEAL; AND APPROVAL OR PROJECT PERMIT COMPLIANCE AND PROJECT PERMIT ADJUSTMENT

Jon Foreman (213) 978-1171

APPLICANT: Westwood Center - Owner; Urban Concepts, Maritza Przekop (Representative)

APPELLANT: Steven Sann, Save Westwood Village, et. al.

5. **DIR 2004-1480 DRB-1A**

Location: 10590 Wilshire Boulevard and
1222-1/2 Westholme Avenue

CEQA: ENV 2004-1481-MND

Plan: Westwood

Council District: 5

Expiration Date: 9-28-04

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL of a Director's Determination for Design Review to disapprove the installation of a wireless facility in the Public Right-of-Way, including a 25-foot steel street light pole, two 4-foot panel antennas, a Fiber Optic Microcell cabinet, and an electrical meter pedestal, all of which is proposed for the sidewalk fronting 10590 Wilshire Boulevard and 1222-1/2 Westholme Avenue, within but not applicable to the Wilshire - Westwood Scenic Corridor Specific Plan.

STAFF RECOMMENDS DENIAL OF THE APPEAL AND APPROVAL OF THE DIRECTOR'S DETERMINATION FOR DESIGN REVIEW

Jon Foreman (213) 978-1171

APPLICANT: Verizon Wireless/Scott Longhurst, Trillium Telecom Services (Representative)

APPELLANT: Same

6. **DIR-2004-3161-SPP-MEL-1A**

Location: 728 East Marco Place

Council District: 11

Expiration Date: 10-6-04

Appeal Status: Not further appealable

CEQA: 2004-3162-CE

Plan: Venice: Oakwood, Milwood,
Southeast Venice Subarea

PUBLIC HEARING

AN APPEAL of the entire Director of Planning determination and findings permitting the demolition of an existing one-story single-family dwelling and the proposed construction, use and maintenance of a new 2,715 square-foot, two-story, single-family dwelling with a 399 square-foot deck, fronting on a walk street in the R2-1 Zone.

APPLICANT: Chris Landon

APPELLANT: Andrea D'Amico

STAFF RECOMMENDS APPROVAL OF THE APPEAL.

Helene Bibas (213) 978-1176.

7. APCW-2004-2089-SPE-ZAA-SPPA-SPP-SPR

CEQA: ENV-2004-2040-MND
Plan: Palms-Mar Vista-Del Rey

Location: 4155 (4143-61) S Redwood Ave
Council District: 11
Expiration Date: 9/1/04
Appeal Status: Appealable to City Council

Public Hearing completed on July 19, 2004

Pursuant to Section 11.5.7.F of the Municipal Code, SPECIFIC PLAN EXCEPTION from Section 6.B.1.a of the Glencoe/Maxella Specific Plan (Ordinance No. 171,946) to permit a Floor Area Ratio (FAR) of 2.1:1 (160,597 square feet) in lieu of the maximum FAR of 1.75:1 (134,956 square feet) permitted by the Specific Plan;

Pursuant to Section 12.28 of the Municipal Code, ZONING ADMINISTRATOR'S ADJUSTMENT from Section 12.21 C 1 (g) to allow portions of a basement structure and patio slab to project 6-feet, 4-inches into the required side yard and 14-feet, 4 inches into the required rear yard, respectively, and extend approximately 4-feet, 6 inches in height above the existing grade in lieu of maintaining the otherwise required minimum 7-foot side yard and 15-foot rear yard, open and unobstructed from the ground to the sky;

Pursuant to Section 11.5.7 E of the Municipal Code, PROJECT PERMIT ADJUSTMENT from Section 6E of the Glencoe/Maxella Specific Plan to permit a 60-foot high building in lieu of maximum 55-feet permitted;

Pursuant to Section 11.5.7.C of the Municipal Code, PROJECT PERMIT COMPLIANCE with the Glencoe/Maxella Specific Plan; and

Pursuant to Section 16.05 of the Municipal Code, SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units; for the demolition of existing industrial buildings and the construction of a 118-unit residential condominium, including 5 affordable-accessible dwelling units, and 113 market rate dwelling units, containing 160,597 square feet of floor area, 60-feet in height (3 and 4 stories) over a subterranean garage having 234 parking spaces, on a 77,118 square foot lot. (Note: A separate case has been filed, Vesting Tentative Tract No. VTT 60729, for subdivision purposes, which required a separate Public Hearing before the Advisory Agency.)

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS

Jon Foreman (213) 978-1171

Applicant: CLD Marina, LLC

8. **ZA-2004-1926-ZAA-1A**

Location: 580 Paseo Miramar

Council District: 11

Expiration Date: - -04

Appeal Status: Not further appealable

CEQA: ENV-2004-1927-CE

Plan: Brentwood-Pacific Palisades

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of an adjustment from Section 12.07.01-C,4 of the Los Angeles Municipal Code to permit a lot area of 11,975 square feet in lieu of the 15,000 square feet required in the RE15 Zone.

APPLICANT: Hubie and Sandra Kerns; Representative: Will Nieves & Associates

APPELLANT: Andrea Pumpelly Steyn

STAFF RECOMMENDS DENY THE APPEAL

Emily Gabel-Luddy (213) 978-1327

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 15, 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 request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1294.