

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 6, 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

Gabriele Williams, Acting Commission Executive Assistant
(213) 978-1297; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 3, 4, 5, 6, and 7.

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

ND - Negative Declaration

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

C. **ZA 2001-5494-ZAA-1A**

CEQA: ENV 2004-480-ND

Plan: Westwood

Location: 10844-52 Lindbrook Dr.

Council District: 5

Expiration Date: Extended

Appeal Status: Not further appealable

Continued from 9-23-03 - (180-day time extension, extended)

APPLICANT WITHDREW APPLICATION. PROPERTY SOLD TO NEW OWNER.

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of an Adjustment from Section 12.16-C,2 of the Code to permit a zero-foot west side yard in lieu of the 7-foot minimum required for residential use in the C4-2D-O zone.

APPLICANT: M. Flax, Inc.

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL WITHOUT PREJUDICE.
Daniel Green (213) 978-1304

3. DIR-2004-3161-SPP-MEL-1A

CEQA: 2004-3162-CE

Plan: Venice: Oakwood, Milwood,
Southeast Venice Subarea

Location: 728 East Marco Place

Council District: 11

Expiration Date: 10-6-04

Appeal Status: Not further appealable

Carried over from 9-01-03. (Commission failed to act)

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 **DENY APPEAL**, EXCEPT TO CORRECT A TYPOGRAPHICAL ERROR.
Helene Bibas (213) 978-1176.

Location: 580 Paseo Miramar
Council District: 11
Expiration Date: (Extended)
Appeal Status: Not further appealable

PUBLIC HEARING

STAFF RECOMMENDS DENY THE APPEAL
Emily Gabel-Luddy (213) 978-1327

Location: 10935 Weyburn Ave.
Council District: 5
Expiration Date: 10-06-04
Appeal Status: Not further appealable

PUBLIC HEARING

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Shana Murphy, (213) 978-1207.

6. ZA-2004-0965-CDP-1A **Location:** 17335 Tramonto Drive

Council District: 11

Expiration Date: 10-17-04

Appeal Status: Appealable to Coastal Commission only.

PUBLIC HEARING

AN APPEAL, based on the lack of appropriate and additional conditioning for street improvements in the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.20.2, of a Coastal Development Permit authorizing the construction of a single-family dwelling located within the single permit jurisdiction of the California Coastal Zone.

APPLICANT: Alex Shalom

APPELLANT: Lou Jacobs, California Landmark Corp.

STAFF RECOMMENDS DENY THE APPEAL.

Daniel Green (213) 978-1304

7. **ZA-2004-2090-ZAA-1A**

Council District: 5

Expiration Date: 10/10/04

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of an Adjustment from Section 12.07.01-C,4, to permit a lot area of 17,476 sq. ft in lieu of the required lot area of 20,000 sq. ft. required by the RE20 zone.

STAFF RECOMMENDS DENY THE APPEAL.

David Kabashima, (213) 978-1387

APPLICANT: Michael Aulert; James Crisp (Rep).

APPELLANT: Tim Misenhimer & Louise Julie; Fred Gains & Kimberly Rible (Reps).

8. 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, **October 20, 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. Translation services sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided if you contact the Commission Executive Assistant at least three (3) business days prior to the Commission meeting at (213) 978-1294.