

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 15, 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, Commission Executive Assistant
(213) 978-1247; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 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

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

3. **ZA-2004-3778-CDP-1A**
CEQA: ENV-2004-3778-CDP-1A
Plan: Venice

Location: 741 East Broadway
Council District: 11
Expiration Date: 12-19-04
Appeal Status: Appealable to State Coastal Commission

PUBLIC HEARING

Appeal, of the limitation to one single family dwelling and certain conditions of 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.

STAFF RECOMMENDS DENIAL OF THE APPEAL
Daniel Green, (213) 978-1304

APPLICANT: Timothy Robbins; Rep.: David Reddy
APPELLANTS: Same

4. **Vesting Tentative Tract Map No. 61160-1A**
CEQA: ENV-2004-4816-CE
Plan: West Los Angeles

Location: 2263 South Fox Hills Drive
Council District: 5
Expiration Date: 12-15-04
Appeal Status: Appealable to City Council

PUBLIC HEARING

Appeal, from the entire decision by the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 615660, composed of one lot for a 15-unit condominium conversion on an approximately 12,500 sq. ft. lot in the R3-1 zone with 30 parking spaces.

STAFF RECOMMENDS DENIAL OF THE APPEAL
Richard Gervais, (213) 978-1364

APPLICANT: Fox Hills Drive, LLC
APPELLANT: Melissa Laykin

NOTE: *The 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.

5. APCW-2004-3297-ZC-CU-SPE-CDP-ZV-ZAA-SPP-MEL

CEQA: ENV-2004-3058-MND

Plan: Venice

Location: 1645 Abbot Kinney

Council District: 11

Expiration Date: 12-15-04

Appeal Status: Appealable to City Council

Public Hearing completed on October 18, 2004.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from M1-1-O (Limited Manufacturing) to CM-1-O (Commercial Manufacturing); and

Pursuant to Section 12.24 W 27 of the Municipal Code, a **Conditional Use** to allow a deviation from the following Sections of the Commercial Corner Development requirements:

- a. Section 12.22 A 23 (a)(3) to permit 35 percent glazing of the commercial ground floor exterior walls and windows fronting on Abbot Kinney Boulevard in lieu of the minimum 50 percent required;
- b. Section 12.22 A 23(a)(4)(i) to permit 5 tandem parking spaces for employees of the proposed retail establishment which is otherwise not permitted;
- c. Section 12.22 A 23(a)(10)(i) to permit no landscape buffer at the periphery of the project in lieu of the minimum 5-foot wide planted area which is otherwise required; and

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the following Sections of the Venice Specific Plan (Ordinance 177,693):

- a. Section 10 F 3 a to permit a 42 foot high building for approximately 20 percent of the development along the Venice Boulevard frontage in lieu of the maximum 35 feet in height permitted;
- b. Section 10 F 4 a to permit a 0 foot front yard for the residential portions of the project in lieu of the minimum 5 feet required;
- c. Section 11 B 3 to permit a 1.6:1 floor area ratio in lieu of the maximum 1.5:1 floor area ratio allowed; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.21 C 6 to permit no loading area abutting the alley, which is otherwise required; and

Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator's Adjustment** from Section 12.17.1 C 1 to permit a 0 foot side and rear yard in lieu of the minimum 6 foot side yard and 15 foot rear yard required; and

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; and

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Venice Specific Plan; and

Pursuant to California Government Code Sections 65590 and 65590.1, a **Mello Act Compliance** review for projects in the Coastal Zone , for the proposed construction of a mixed use development containing 22 apartment units (20 market rate units and 2 affordable units) and 5,000 square feet of ground floor retail commercial space, 3-stories with a loft level, 42-feet in height, with 81 subterranean parking spaces, on a 16,908 square foot lot.

STAFF RECOMMENDS DISAPPROVAL WITHOUT PREJUDICE OF THE CONDITIONAL USE AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)CM2-1-O, APPROVAL OF THE SPECIFIC PLAN EXCEPTION, PROJECT PERMIT COMPLIANCE, VARIANCE, ZONING ADMINISTRATOR'S ADJUSTMENT AND MELLO ACT COMPLIANCE, SUBJECT TO CONDITIONS; AND APPROVAL OF THE COASTAL DEVELOPMENT PERMIT.

Jon Foreman, (213) 978-1171

APPLICANT: Patrick Tooley, AKMU, LLC

6. **APCW-2004-4631-SPE-ZAA-SPPA-SPR**

CEQA: ENV-2004-3837-MND

Plan: Palms-Mar Vista-Del Rey

Location: 4131 (4131-41) S. Redwood Ave.

Council District: 11

Expiration Date: 12-15-04

Appeal Status: Appealable to City Council

Public Hearing completed on October 18, 2004.

Pursuant to Section 11.5.7 F of the Municipal Code, an **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; and

Pursuant to Section 12.28 of the Municipal Code, a **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; and

Pursuant to Section 11.5.7 E of the Municipal Code, a **Project Permit Adjustment** from Section 6 E of the Glencoe/Maxella Specific Plan to permit a 60-foot high building in lieu of maximum 55-feet permitted; and

Pursuant to Section 11.5.7 C of the Municipal Code, a **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 proposed demolition of existing industrial buildings and the construction of a 117-unit residential condominium, including 5 affordable-accessible dwelling units, and 112 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 233 parking spaces, on a 76,520 square foot lot.

(Note: A separate case has been filed, Vesting Tentative Tract No. VTT 61313, 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: California Landmark Group

7 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, **January 5, 2005.**
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.