

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 19, 2005 4:30 P.M.
HENRY MEDINA WEST LOS ANGELES
PARKING ENFORCEMENT FACILITY, 2ND FLOOR
11214 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90064**

****CORRECTED COPY****

Matthew Rodman, President
Robyn Ritter Simon, Vice President
Sean Burton, Commissioner
Joyce Foster, Commissioner
Elvin W. Moon, Commissioner

James Williams, Commission Executive Assistant
(213) 978-1299; 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 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
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-2004-5523-ZAA-1A**CEQA:** ENV-2004-5524 CE**Plan:** Brentwood-Pacific Palisades**Location:** 747 Haverford Avenue**Council District:** 11**Expiration Date:** 02-13-05**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 a Zoning Administrator's Adjustment from Sections 12.21-A,17(b)(2), 12.24-C,5(e) and 12.08-C,1 of the Los Angeles Municipal Code to permit: **1)** a northerly side yard of 3 feet 8 inches, and a southerly side yard of 4 feet in lieu of the required 6 feet for a one- and two-story addition to the rear of an existing single-family dwelling; **2)** a reduced side yard of 3 feet, 8.5 inches for detached accessory building (at the rear) in lieu of 5 feet required; and **3)** a front yard set back of 20 feet 10 inches in lieu of 22.9 feet prevailing setback, in conjunction with a one-story addition to an existing single-family dwelling without installation of a sprinkler system.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Michael Young (213) 978-1325

APPLICANT: Heinz Meir

APPELLANT: Janet Davis

4. ZA 2004-5557-ZAA-1A**CEQA:** ENV 2004-5558 CE**Plan:** Palms-Mar Vista-Del Rey**Location:** 3643 Dunn Drive**Council District:** 10**Expiration Date:** 02-12-05**Appeal Status:** Not further appealable**PUBLIC HEARING**

An Appeal of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment to permit: **1)** an adjustment from Sections 12.10-C,3 and 12.21-G,2(a)(1)(iii) to permit a rear yard setback and open space width of 12 feet in lieu of the required 15 feet for placing stairs and an electrical box; and **2)** an adjustment from Section 12.10-C,2 to permit a roof access ladder and landing with a reduced 2-foot northerly side yard in lieu of the required 5-foot side yard, all in conjunction with the construction, use and maintenance of a two-story, six-unit apartment building.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

David Kabashima (213) 978-1387

APPLICANT: Naren Chaudhari
APPELLANT: Siavosh Poursabahian

5. **APCW 2004-3574-ZC- ZAA**
CEQA: ENV-2004-3575 MND
Plan: Brentwood-Pacific Palisades

Location: 823 (823-837) South Bundy Drive
Council District: 11
Expiration Date: 01-05-05
Appeal Status: Appealable to City Council

PUBLIC HEARING

Zone Change from R2-1 (Two-Family Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone) and Zoning Administrator's **Adjustment** from Section 12.09.1 B 4 to permit an increase the maximum number of dwelling units permitted on the subject property in the RD3 Zone from 10 to 12 units, for the proposed demolition of 6 multi-family dwelling units and construction, the proposed use and maintenance of 12 townhome style condominium units, 3-stories, maximum of 38-feet, 2-inches in height, with a subterranean parking garage including 36 parking spaces for the residents and 4 guest parking spaces for a total of 40 parking spaces, on a 30,046 net square foot lot. Note: A separate subdivision case to be filed for condominium purposes will require a separate public hearing before the Advisory Agency.

STAFF RECOMMENDS APPROVAL OF (T)(Q) RD3-1 AND APPROVAL OF ADJUSTMENT
SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171

APPLICANT: 823 South Bundy, LLC

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, **February 2, 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) 978-1299.