

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 2, 2005 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

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

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-2004-3359-ZAA-SPPA-SPP-MEL-1A**

CEQA: ENV-2004-3660 CE

Plan: Venice

Location: 14 Northstar Street

Council District: 11

Expiration Date: 03-19-05

Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal from the Zoning Administrator's denials of: **1)** a Zoning Administrator's Adjustment, pursuant to Los Angeles Municipal Code Section 12.28, of adjustments from Sections 12.10-C,2 and 12.21-C,1(g) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a three-story, two-unit residence with a 9-foot high raised entry landing along the easterly property line and reduced side yards of 3 feet 6 inches in lieu of the required 4 feet 6 inches; **2)** a Specific Plan Project Permit Adjustment, pursuant to Los Angeles Municipal Code Section 11.5.7-E, for an adjustment from Section 10-D,2.b of the Venice Specific Plan (Ordinance No. 175,693) to allow a height of 30 feet 10 inches in lieu of the maximum 28 feet for a structure fronting on a Walk Street; and **3)** a Specific Plan Project Permit Compliance, pursuant to Los Angeles Municipal Code Section 11.5.7-C a Specific Plan Project Permit Compliance for the construction, use and maintenance of the above-described project.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron (213) 978-1307

APPLICANT: Joanne Pham, Gregory Taylor (representative)

APPELLANT: Same

4. **DIR-2004-4918-BSA-1A**

CEQA: N/A

Plan: West Los Angeles

Location: 11915 W. Olympic Boulevard

Council District: 11

Expiration Date: 03-19-05

Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.26-K, of the appeal of Star Planet, Inc., the appellant, from the Department of Building and Safety's July 20, 2004 determination that the use of a former print shop and the 965 square-foot area for an adult entertainment business are violations of the Zoning Code.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

David Kabashima (213) 978-1387

APPLICANT: Stars Planet Inc., Joshua Kaplan (representative)

APPELLANT: Same

5. **ZA 2004-5523-ZAD-1A**
CEQA: ENV-2004-5524 CE
Plan: Brentwood-Pacific Palisades

Location: 747 Haverford Avenue
Council District: 11
Expiration Date: N/A
Appeal Status: Not further appealable

PUBLIC HEARING

Reconsideration of 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.

David Kabashima (213) 978-1171

APPLICANT: **Heinz Meier**
APPELLANT: **Same**

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, **MARCH 16, 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.