

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING**

WEDNESDAY, MARCH 16, 2005 4:30 P.M.

**HENRY MEDINA WEST LOS ANGELES
PARKING ENFORCEMENT FACILITY, 2ND FLOOR
11214 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90064**

CORRECTED AGENDA

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 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 agendaed 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.

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Planning Director Hiring Survey & Public Comment

3. ZA-2004-3438-CUB-1A

CEQA: ENV-2004-3439 MND

Plan: Venice

Location: 255 Main Street

Council District: 6

Expiration Date: 04-19-05

Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a conditional use to permit the sale and dispensing for consideration of alcoholic beverages as a use accessory to a restaurant.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Dan Green, (213) 978-1304

APPLICANT: Brenda Mestach - Venice Renaissance LLC, Elizabeth Peterson (representative)

APPELLANT: Same

4. ZA 1998-456-CUZ-PA1-1A

CEQA: MND-1998-203-ZV-CUZ-YV

Plan: Westwood

Location: 574 S. Hilgard Avenue

Council District: 5

Expiration Date: 04-26-05

Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal of certain conditions of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval Determination as required by Condition No. 29, that the applicant has substantially complied with the conditions imposed. Modifications to Conditions Nos. 27(b), to permit one additional hour per day for four floating days per year for the period Sunday through Thursday in which the scheduled hours may extend until 11 p.m. The appeal of: Condition No. 31 concerning the restrictions on the use of the front exterior area of the building; and Condition No. 32 concerning both the hours of operation and a restriction requiring purchases to be consumed within the building.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

David Kabashima (213) 978-1387

APPLICANT: Los Angeles Hillel, Benjamin Reznik (representative)

APPELLANT: **Same**

5. **Tentative Tract No. 62027-1A**
CEQA: ENV 2004-6422-MND
Plan: Westchester-Playa del Rey

Location: 7420-7430 Arizona Avenue
Council District: 11
Expiration Date: N/A
Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal in part from the decision by the Deputy Advisory Agency in approving Tentative Tract No. 62027, to permit the use and maintenance of a maximum 43-unit residential condominium, including 11 density bonus units, with 86 parking spaces for residents and 11 parking spaces for guests on a 48,567 net square foot site in the RD1.5XL Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Theodore Irving, (213) 978-1366

APPLICANT: **Arizona Partners, LLC**
APPELLANT: **Morris Rusch**

NOTE: The West Los Angeles Area 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.

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, **APRIL 6, 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.