

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 6, 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: NO: 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. **APCW 2004-9990-SPE-SPR**

CEQA: ENV 2003-4283-MND

Plan: Palms-Mar Vista-Del Rey

Location: 4050-4054 Glencoe Avenue

Council District: 11

Expiration Date: 4-6-05

Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED ON FEBRUARY 28, 2005

Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 6.D.2 of the Glencoe/Maxella Specific Plan (Ordinance No. 171,946) to permit a density of one unit for each 772 square feet of lot area in lieu of the maximum one unit for each 800 square feet of lot area required by both the aforementioned Specific Plan and the "D" Development Limitation of the CM(GM)-2D-CA Zone;

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwellings, for the proposed demolition of existing industrial buildings and proposed construction, use and maintenance of 77 condominium units, 4-stories, approximately 55-feet in height, with two levels of parking, one at-grade and one basement level, having 193 parking spaces, on a 59,520 net square foot lot. Note: An additional application (Vesting Tentative Tract No. 61661) has been filed for condominium purposes which will require a separate hearing by the Advisory Agency.

STAFF RECOMMENDS APPROVA, SUBJECT TO CONDITIONS

Jon Foreman (213) 978-1171

APPLICANT: Will Fukui, John Lang Homes

4. **APCW 2004-5514-SPE-SPR**

CEQA: ENV 2004-4285-MND
Plan: Palms-Mar Vista-Del Rey

Location: 4141 Glencoe Avenue
Council District: 11
Expiration Date: 4-6-05
Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED ON FEBRUARY 28, 2005

Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 6.D.2 of the Glencoe/Maxella Specific Plan (Ordinance no. 171,946) to permit a density of one unit for each 792 square feet of lot area in lieu of the maximum one unit for each 800 square feet of lot area required by both the aforementioned Specific Plan and the "D" Development Limitation of the CM(GM)-2D-CA Zone;

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwellings, for the proposed demolition of existing industrial buildings and proposed construction, use and maintenance of 50 condominium units, 4-stories, approximately 55-feet in height, with two levels of parking, one at-grade and one basement level, having 125 parking spaces, on a 39,616 net square foot lot. Note: An additional application (Vesting Tentative Tract No. 61662) has been filed for condominium purposes which will require a separate hearing by the Advisory Agency.

STAFF RECOMMENDS APPROVAL SUBJECT TO APPEAL

Jon Foreman (213) 978-1171

APPLICANT: Will Fukui, John Lang Homes

5. **Tentative Tract No. 62047-1A**

CEQA: ENV 2004-7220-MND
Plan: Palms-Mar Vista-Del Rey

Location: 3626-3636 Jasmine Avenue
Council District: 10
Expiration Date: N/A
Appeal Status: Further appealable

PUBLIC HEARING

An Appeal of the entire decision by the Deputy Advisory Agency in approving Tentative Tract No. 62047, to permit the merger and re-subdivision of three parcels into one lot totaling 16,436 net square feet for the proposed construction, use and maintenance of a 27-unit residential condominium development, that includes seven density bonus units with one affordable "set-aside" unit for disabled persons. The project will have 67 parking spaces in a two-level subterranean parking garage, with 54 parking spaces for residents and 13 parking spaces for guests. The project includes a request to approve a haul route and a separate request to remove a building line restriction.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Theodore Irving, (213) 978-1366

APPLICANT: James Frost
APPELLANT: Lilly Nakaiye

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. **APCW 2004-7476-BL**

Location: 3626-3636 Jasmine Avenue

Council District: 10

CEQA: ENV 2004-7220-MND

Expiration Date: 4-6-05

Plan: Palms-Mar Vista-Del Rey

Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED ON FEBRUARY 9, 2005

Pursuant to Section 12.32 R of the Municipal Code, a **Building Line Removal** of a 25-foot building line on the northeast side of Jasmine Avenue, for the proposed demolition of two duplexes and a single family dwelling and proposed construction of a 27 unit condominium, including 7 density bonus units with one affordable "set-aside" unit for disabled persons whose household income does not exceed Supplemental Security Income (SSI) levels, 4 stories, having 67 parking spaces in a two-level subterranean parking garage, including 54 spaces for residents and 13 guest parking spaces. The lot area is 16,422 square feet. (Note: A separate case has been filed, Tentative Tract No. TT 62047, a one lot subdivision for condominium purposes for the construction of a multiple family housing development and a concurrent Public Hearing before the Advisory Agency was held.)

STAFF RECOMMENDS APPROVAL OF A 25 FT. BUILDING LINE REMOVAL

Jon Foreman (213) 978-1171

APPLICANT: Jasmine Realty Partners, LLC; James Frost

7. **APCW 2004-6219-SPE-CDP-ZV-ZAA-SPP**

Location: 1342 Abbott Kinney Boulevard

Council District: 11

CEQA: ENV 2004-6220-MND

Expiration Date: 4-6-05

Plan: Palms-Mar Vista-Del Rey

Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED ON FEBRUARY 14, 2005

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

Section 10.F.4.a to permit a 0-foot front yard in lieu of the minimum 5-feet required;

2. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:
 - a. Section 12.21 A 4(h) to permit proposed parking spaces to be blocked by the loading area which is otherwise not permitted;
 - b. Section 12.21 A 5(h) to permit 2 tandem parking spaces for commercial uses which is otherwise not permitted;
3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following:
 - a. Section 12.14 C 2 to permit 0-foot side yards in lieu of the minimum 4-feet required and to permit a 5-foot rear yard in lieu of the minimum 7-feet, 6-inches required;
 - b. Section 12.21 C 6(b) to permit a reduced clearance height of 9-feet within the loading space in lieu of the minimum 14-feet required;

- c. Section 12.21 C 6(c) to permit a 261 square foot loading area in lieu of the minimum 300 square feet required;
 - d. Section 12.21 C 6(e) to permit a 5-feet in depth loading area in lieu of the minimum 10-feet required on a lot having less than 40-feet in width;
4. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; and
5. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Venice Coastal Zone Specific Plan,

For the proposed demolition of an existing building and proposed construction, use and maintenance of one Artist in Residence unit above a 562 square foot ground floor retail space, 3 stories, 30-feet in height, including a portion of building with a varied roof-line up to 35-feet, having 2 tandem spaces for the artist in residence unit and 2 tandem retail parking spaces, for a total of 4 parking spaces, on a 2,700 square foot lot.

STAFF RECOMMENDS DISAPPROVAL

Jon Foreman (213) 978-1171

APPLICANT: Dennis Gibbens, Dennis Gibbens Architect, Inc.

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, **April 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. 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 request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1294.