

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 20, 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 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. **DIR 2004-6182-DRB-SPP-COA-1A**

CEQA: ENV 2004-6183-CE

Plan: Westwood

Location: 10889 Lindbrook Avenue

Council District: 5

Expiration Date: 05-04-05

Appeal Status: Not further appealable

Public Hearing

An Appeal of a Director's Determination for Design Review, Project Permit Compliance and Certificate of Appropriateness to allow the installation of three illuminated signs, storefront window and entryway modifications, and a fast food establishment use.

STAFF RECOMMENDS DENIAL OF APPEAL

Shana Murphy (213) 978-1207

APPLICANT: Ed Hoban, Daphne's Greek Cafe

APPELLANT: Holmby-Westwood Property Owners Association, Inc.

4. **APCW 2004-6859-SPE-SPP-SPR**

CEQA: ENV 2004-6391-MND

Plan: Palms-Mar Vista-Del Rey

Location: 4080-4092 S. Glencoe Avenue

Council District: 11

Expiration Date: 04-27-05

Appeal Status: Appealable to City Council

Public hearing completed on March 18, 2005

1. **Pursuant** to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the following provisions of the Glencoe/Maxella Specific Plan (Ordinance 171,946):
 - a. Section 6 D 2 to permit a density of one unit per 777 square feet of lot area (to yield 100 dwelling units) in lieu of the maximum one unit per 800 square feet of lot area (maximum 97 dwelling units) allowed;
 - b. Section 6 D 2 to permit a floor area ratio of 1.97:1 (to yield 159,300 square feet of floor area) in lieu of the maximum floor area ratio of 1.75:1 (maximum 141,325 square feet of floor area) allowed; and
2. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Glencoe/Maxella Specific Plan; and

3. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects that result in 50 or more dwelling units, for the proposed demolition of existing industrial/warehouse structures and the proposed construction, use and maintenance of 100 condominium units, 4 stories, 55-feet in height, with 251 subterranean parking spaces, including 51 guest parking spaces, on a 77,757 net square foot lot. Note: A separate application (Tentative Tract Map No. 62129) has been filed for condominium purposes which requires a separate action by the Advisory Agency.

STAFF RECOMMENDS APPROVAL

Jon Foreman (213) 978-1171

APPLICANT: Marina Loft Ventures, LLC

5. **DIR 2004-4620-SPP-1A**

CEQA: ENV 2004-4621-CE

Plan: Venice

Location: 1500 S. Main Street

Council District: 11

Expiration Date: 5-11-05

Appeal Status: Not further appealable

Public Hearing

An Appeal from the Director of Planning's approval, pursuant to Los Angeles Municipal Code Section 11.5.7 and the Venice Coastal Specific Plan (Ordinance No. 175,693) of a Specific Plan Project Permit Compliance to allow a 2,008-square-foot addition and renovation of an existing one-story, 2,794-square-foot adult day care center in the C2-1-O zone.

STAFF RECOMMENDS DENIAL OF APPEAL

Helene Bibas, (213) 978-1176

APPLICANT: Oceanview ADHC, Inc., Anna Moyseyev

APPELLANT: Richard Kravitz

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, **May 4, 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.