

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 4, 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: 4,5,6 and 7

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 2004-6219-SPE-CDP-ZV-ZAA-SPP

CEQA: ENV 2004-6220-MND
Plan: Venice

Location: 1342 Abbott Kinney Boulevard
Council District: 11
Expiration Date: 04-06-05
Appeal Status: Appealable to City Council

CONTINUED FROM APRIL 6, 2005

PUBLIC HEARING COMPLETED FEBRUARY 14, 2005

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; and

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; and

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; and

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; and

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.

4. **ZA 2004-6613-ZAA-1A**

Location: 643 East Channel Road

Council District: 11

CEQA: ENV 2004-6614-CE

Expiration Date: 05-31-05

Plan: Brentwood-Pacific Palisades

Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal from only that portion of the Zoning Administrator's approval, pursuant to Los Angeles Municipal code Section 12.28, of a **Zoning Administrator's Adjustment** that permits reduced southerly setbacks of 4 feet to the first story and 6.5 feet for the second story in lieu of the 12 feet required by Section 12.07.01-C,2(b), in conjunction with the construction, use and maintenance of a 1,460 square-foot addition to an existing 3,622 square-foot, single-family dwelling.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

David Kabashima (213) 978-1387

APPLICANT: James Mandelbaum and Steven Byrnes, John Parker (representative)

APPELLANT: William and Melinda Borden

5. **ZA 2004-3419-CU-PAD-1A**

Location: 7831 South Sepulveda Blvd.

Council District: 11

CEQA: ENV 2004-693-MND

Expiration Date: 05-03-05

Plan: Westchester-Playa del Rey

Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal of certain determinations and conditions of the Zoning Administrator's approvals of: **1) a Conditional Use**, pursuant to Los Angeles Municipal Code Section 12.24-W,9, to permit the integration of a middle school element to an existing church school use; and **2) a Plan Approval Determination**, pursuant to Los Angeles Municipal Code Sections 12.24-L and M, of plans to permit the demolition of 14,410 square feet, and construction of 37,300 square feet, for a net addition of 22,890 new square feet of new classrooms and educational facilities for an existing deemed-to-be approved church, church affiliated school and related uses, resulting in a final total square footage of 57,090 square feet and continued attendance of up to 530 students on the campus.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Anik Charron, (213) 978-1307

APPLICANT: Sandra Masted, Westchester Lutheran Church and School,
Donald P. Baker (representative)

APPELLANT: Same

6. **AA 2004-7050-PMLA-1A**

CEQA: ENV 2004-7051-ND
Plan: Palms-Mar Vista-Del Rey

Location: 2498 Glencoe Avenue
Council District: 11
Expiration Date: 05-05-05
Appeal Status: Appealable to City Council

PUBLIC HEARING

An Appeal of the entire decision by the Deputy Advisory Agency in denying AA-2004-7050-PMLA for the creation of a two-lot residential subdivision on an approximately 7,770 square foot lot in the R1-1 zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Richard Gervais, (213) 978-1364

APPLICANT: William Finkle, Gary Safronoff (representative)

APPELLANT: Same

7. **ZA 2004-7285-ZAA-1A**

CEQA: ENV 2004-7051-ND
Plan: Palms-Mar Vista-Del Rey

Location: 13355 Zanja Street
Council District: 11
Expiration Date: 05-05-05
Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal of a Zoning Administration Decision denying **adjustments** from the Los Angeles Municipal Code **1)** an **adjustment** from Section 12.08C,3 to permit the existing single-family residence on proposed Parcel A to have a reduced rear yard setback of approximately 4.2 feet, and proposed Parcel B to have a reduced rear yard of 13.7 feet in lieu of the required 15 foot; **2)** an **adjustment** from Section 12.08-C,4 to permit the creation of two R1 zoned parcels substandard as to lot area 4,386 square feet for the proposed Parcel A and 3,855 square feet for Parcel B after alley dedication in lieu of required 5,000 square feet after alley dedication; **3)** an **adjustment** from Section 12.08-C, 1&2 to permit the existing single-family residence on proposed Parcel B to have a reduced front yard setback of approximately 7.5 feet in lieu of the required 20 foot and a side yard of approximately 1.2 feet in lieu of the required 5 foot setback after alley dedication; **4)** an **adjustment** from Section 12.21-C,5(j) to permit an accessory garage structure on proposed Parcel A to have a reduced side yard of approximately 1.1 feet and 4.5 feet in lieu of the required 5 foot setbacks and an accessory garage structure on proposed Parcel B to have a reduced side yard of 0.7 feet in lieu of the required 5 foot side yard after alley dedication. Both Garage structures are located less than 75 feet from the front property lines as required.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Richard Gervais, (213) 978-1364

APPLICANT: William Finkle, Gary Safronoff (representative)

APPELLANT: Same

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, **May 18, 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) 978-1299.