

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 1, 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: 3,4,5,6,7 and 8

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 2004-7901-DRB-SPP-COA-1A**

CEQA: ENV 2004-7902-CE

Plan: Westwood

Location: 1083 Broxton Avenue

Council District: 5

Expiration Date: 06-20-05

Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal, in part, of a Director's Determination for **disapproval** of the proposed replacement of storefront entrance doors on a Locally Significant Cultural Resource Building at 1083 Broxton Avenue, located within the Westwood Community Specific Plan and Westwood Village Specific Plan Areas.

STAFF RECOMMENDS DENIAL OF APPEAL

Matthew Glesne (213) 978-1197

APPLICANT: J.B. Jakosky Trust, Ernie Liske (representative)

APPELLANT: Same

4. **Tentive Tract No. 60907-1A**

CEQA: ENV 2004-1396-MND

Plan: Venice

Location: 1046-4048 W. Princeton Drive

Council District: 11

Expiration Date: 05-01-05

Appeal Status: Further appealable

PUBLIC HEARING

Appeals from the entire and part of the decision by the Advisory Agency in **approving** Tentative Tract No. 60907 for a 1-lot subdivision for a maximum 30-unit live-work residential condominium (Related case ZA 2004-1415-CDP-SPP-ZAD-MEL-1A).

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Emily Gabel Luddy (213) 978-1327

APPLICANT: Pat Ayau, Noncom Properties, L.P.

APPELLANTS: Pat Ayau, Noncom Properties, L.P., Reta Moser

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.

5. ZA 2004-1415-CDP-SPP-ZAD-MEL-1A

CEQA: ENV 2004-1396-MND
Plan: Venice

Location: 1046-4048 W. Princeton Drive
Council District: 11
Expiration Date: 05-01-05
Appeal Status: Not further appealable

PUBLIC HEARING

Appeals from the entire and part of the decision by the Associate Zoning Administrator in **approving** pursuant to Section 11.5.7 of the Los Angeles Municipal Code and Section 7A of the Venice Coastal Specific Plan and Oxford Triangle Specific Plan, a Project Permit for adaptive reuse of an industrial building for live-work residential purposes in compliance with the Specific Plans; pursuant to Section 10 of the Oxford Triangle Specific Plan, a Plot Plan Review for the subject property; pursuant to Section 12.24-X,1 of the Los Angeles Municipal Code, a Zoning Administrator's Determination for the adaptive reuse of an existing industrial building to allow 30 residential live-work dwelling units; pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the construction, use and maintenance of a 30-unit live-work condominium in the single permit area of the California Coastal Zone and pursuant to California Government Code Sections 65590 and 65590.1 (Mello Act), findings for Mello Act Compliance, all on property located within the C4(OX)-4D Zone (Related Case No. Tentative Tract No. 60907-1A).

STAFF RECOMMENDS DENIAL OF THE APPEALS

Emily Gabel Luddy, (213) 978-1327

APPLICANT: Pat Ayau, Noncom Properties, L.P.

APPELLANTS: Pat Ayau, Noncom Properties, L.P. , Reta Moser

6. Vesting Tentative Tract No. 62046-1A

CEQA: ENV 2004-7257-MND
Plan: West Los Angeles-Century City-
Rancho Park

Location: 2355 S. Fox Hills Drive
Council District: 5
Expiration Date: 06-01-05
Appeal Status: Further appealable

PUBLIC HEARING

An Appeal from the Deputy Advisory Agency's **approval** of Vesting Tentative Tract Map No. 62046, composed of a one-lot subdivision for a new 16-unit condominium on an approximately 13,651 square foot lot in the R3-1 Zone with 40 parking spaces including 8 guest spaces, specifically from Condition No. 17-CM-9 as it relates to permitted construction hours on Saturday and the lack of restrictions on construction vehicle parking (related Case No. ZA 2004-7292-ZAA-1A).

STAFF RECOMMENDS DENIAL OF THE APPEAL

Michael LoGrande, (213) 978-1309

APPLICANTS: Isaac Laufer and Steve Mirman

APPELLANT: Richard Harmetz

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.

7. **ZA 2004-7292-ZAA-1A**

CEQA: ENV 2004-7257-MND
Plan: West Los Angeles

Location: 2355 S. Fox Hills Drive
Council District: 5
Expiration Date: 06-01-05
Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal of the entire Zoning Administrator's **approval** of an Adjustment from Section 12.21.1 of the Los Angeles Municipal Code to permit a building height of 49 feet 6 inches in lieu of the 45 feet maximum height permitted in the R3-1-O Zone (related Case No. VTT 62046-1A).

STAFF RECOMMENDS DENIAL OF THE APPEAL

Michael LoGrande, (213) 978-1309

APPLICANTS: Isaac Laufer and Steve Mirman

APPELLANTS: Richard Harmetz and Samuwel Malik

8. **Vesting Tentative Tract No. 62512-1A**

CEQA: ENV 2005-104 -MD
Plan: Palms-Mar Vista-Del Rey

Location: 3965 S. Moore Street
Council District: 11
Expiration Date: 06-01-05
Appeal Status: Further appealable

PUBLIC HEARING

An Appeal from Condition Nos. 12c and 15 MM-6 of the decision by the Deputy Advisory Agency in **approving** Vesting Tentative Tract Map No. 62512, composed of one lot for a new 11-unit condominium on approximately 17,104 square foot lot in the R3-1 Zone with 25 parking spaces.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Richard Gervais, (213) 978-1364

APPLICANT: Jim Obradovich

APPELLANT: Marilyn Moore

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.

9. **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, **June 15, 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.