

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 15, 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

Gabriele Williams, Commission Executive Assistant II
(213) 978-1247; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 3,4,5 and 6

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 agenda item 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

ND - Negative Declaration

EIR - Environmental Impact Report

MND - Mitigated Negative Declaration

ND - Negative Declaration

CE - Categorical Exemption

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. ZA 2004-3419-CU-PAD-1A

Location: 7831 Sepulveda Boulevard

Council District: 11

CEQA: ENV 2004-7902-CE

Expiration Date: 05-03-05

Plan: Westchester-Playa del Rey

Appeal Status: Not further appealable

PUBLIC HEARING - CONTINUED FROM MAY 4, 2005

An Appeal, of certain determinations and conditions of the Zoning Administrator's approvals of 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** 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 Baker (representative)

APPELLANT: Same

4. DIR 2004-7901-DRB-SPP-COA-1A

Location: 1083 Broxton Avenue

Council District: 5

CEQA: ENV 2004-7902-CE

Expiration Date: 06-20-05

Plan: Westwood

Appeal Status: Not further appealable

PUBLIC HEARING - CONTINUED FROM JUNE 1, 2005

An Appeal, 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 THE APPEAL

Matthew Glesne (213) 978-1197

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

5. APPELLANT: Same
ZA 2003-7661-ZV-1A Location: 8800-8806 S. Sepulveda Blvd.
CEQA: ENV 2004-7061-MND Council District: 11
Plan: Westchester Expiration Date: 07-09-05
Appeal Status: Further appealable if granted

PUBLIC HEARING

An Appeal, of a Zoning Administrator's **denial**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.13-A to permit the use and maintenance of a hand automobile wash and from deviations of commercial corner requirements that trash enclosures and a recycling room be located on the same lot as the use; **and** the applicant's proposed withdrawal of its request to allow deviations from the commercial corner requirement that trash enclosures and a recycling room be located on the same lot as the use.

STAFF RECOMMENDS DENIAL OF THE APPEAL

David Kabashima, (213) 978-1387

APPLICANT: Bernardo Reina, Kevin McDonnell (representative)

APPELLANTS: Same

6. **AA 2004-7857-PMLA-1A** Location: 100 S. Hilgard Avenue
CEQA: ENV 2004-7858-CE Council District: 5
Plan: Westwood Expiration Date: Extended
Appeal Status: Further appealable

PUBLIC HEARING

An Appeal of the entire decision by the Deputy Advisory Agency in **approving** Parcel Map No. AA 2004-7857-PMLA to permit the development of two single-family residences on a 29,989 net square feet site, currently zoned R1-1.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Theodore Irving, (213) 978-1366

APPLICANT: Soheil Darvish

APPELLANT: Tom Patterson, Holmby-Westwood Property Owners Association

7. **APCW 2003-8839-ZC**

Location: 12023 & 12027 Rochester Avenue
and 12020 & 12026 Rhode Island Avenue

Council District: 11

CEQA: ENV 2003-8837-MND

Expiration Date: N/A

Plan: West Los Angeles

Appeal Status: Further appealable by
applicant if disapproved

PUBLIC HEARING - HELD ON JUNE 16, 2004

A Zone Change, incident to Tentative Tract No. 60493, pursuant to Section 12.32 of the Municipal Code from R2-1 to (T)(Q) R3-1 for a maximum 18 unit condominium project on a 0.39 acre lot.

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q) R3-1

E. Gabel Luddy, (213) 978-1327

APPLICANT: Steve Nazami - Rhode Island Property LLC, Derek Jones (representative)

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, **July 6, 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) 978-1247.