

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 7, 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: NO: 4

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
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 2005-1755-SPE-ZAA-CDP-SPP-MEL

CEQA: ENV 2005-1756-CE
Plan: Venice

Location: 212 3RD Street
Council District: 11
Expiration Date: 09-07-05
Appeal Status: Appealable to City Council

PUBLIC HEARING - COMPLETED JULY 25, 2005

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from Section 10 G 3 a of the Venice Coastal Zone Specific Plan (Ordinance 177,693) to permit a second dwelling unit with a maximum height of 50-feet, 4-inches in lieu of the maximum 30-feet permitted;

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.21 C 2(b) to permit a reduced passageway of 7-feet, 5-inches in lieu of the minimum 10-feet required;

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

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Venice Coastal Zone Specific Plan; and

Pursuant to California Government Code Sections 65590 and 65590.1, a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.), for the proposed demolition of an existing garage and construction of a second dwelling unit having 3-stories, 50-feet, 4-inches in height with a variable height roof as measured from the Third Avenue frontage on a sloping lot, (height measured within 5-feet of the building will be 30-feet), and having a 3 car garage and 2 carports on the first level, and living quarters on the second and third levels, on a 6,186 square foot lot.

STAFF RECOMMENDS DISAPPROVAL.

Jon Foreman (213) 978-1171

APPLICANT: Eric Mathis

4. **ZA 2004-4683-CUB-CUX-1A**

CEQA: ENV 2004-4684-MND
Plan: Westwood

Location: 10935-37 W. Weyburn Avenue
Council District: 5
Expiration Date: 09/28/05
Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal, from certain conditions of a Zoning Administrator's **approvals**, pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 18, of: **1)** a Conditional Use to allow the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant; and **2)** a Conditional Use to allow dancing and live entertainment on limited nights in conjunction with the proposed restaurant.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Lourdes Green (213) 978-1313

APPLICANT: Jeff Katofzky, Fried Bananas, LLC; Art Rodriguez (representative)

APPELLANT: Sandy Brown, President, Holmby-Westwood Property Owners Association

5. **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, **September 21, 2005**,
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.