

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 16, 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
Marianne Parker Brown, Commissioner
Joyce Foster, Commissioner
Elvin W. Moon, Commissioner

James Williams, Commission Executive Assistant
(213) 978-1295; 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 2005-2557-ZC-ZV-ZAA**

CEQA: ENV 2005-3551-MND
Plan: West Los Angeles

Location: 11857-11861 Santa Monica Blvd.
Council District: 11
Expiration Date: 12-05-05
Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 28, 2005

Requests: **1)** pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from C2-1VL (Commercial Zone) to RAS4-1VL (Residential/Accessory Services Zone); **2)** Pursuant to Section 12.27 of the Los Angeles Municipal Code, a **Variance** to permit early construction of buildings in conjunction with the approval of the Vesting Tentative Tract map prior to the recording of a final tract map; **3)** pursuant to Section 12.28 of the Los Angeles Municipal Code, an **Adjustment** from Sections 12.11.5.C(1), (2) and (3) to allow zero-foot front, side and rear yard setbacks in lieu of the minimum five-foot setback required; for the proposed construction, use and maintenance of a new four story (50-feet in height) mixed-use building consisting of 28 residential condominium units above 4,669 square feet of ground floor commercial space; and two levels of subterranean parking totaling 70 spaces (51 parking spaces for residential and 19 parking spaces for commercial use).

STAFF RECOMMENDS APPROVAL
Jim Tokunaga (213) 978-1172

APPLICANT: Wertz Realty Investments

4. **APCW 2005-5336-SPE-SPP**

CEQA: ENV 2005-5276-MND
Plan: Palms Mar Vista-Del Rey

Location: 13368-13380 W. Beach Avenue
Council District: 11
Expiration Date: 11-16-05
Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED

Requests: Pursuant to Section 11.5.7.F of the Municipal Code, **1)** a **Specific Plan Exception** from Section 6.D.2 of the Glencoe/Maxella Specific Plan (Ordinance Nos. 169,102 and 171,946) to exceed the density requirements of the Specific Plan by permitting 23 dwelling units in lieu of the maximum 19 dwelling units permitted. Pursuant to Section 11.5.7.C of the Municipal Code, **2)** a **Project Permit Compliance** determination with the Glencoe/Maxella Specific Plan.

STAFF RECOMMENDS DISAPPROVAL
Jon Foreman, (213) 978-1171

APPLICANT: Marsha La Tessa, LaVesta LLC

5. **ZA 2004-7191-CDP-MEL-1A**

CEQA: ENV 2004-7147-MND

Plan: Brentwood-Pacific Palisades-
Brentwood Glen

Location: 444 Surfview Drive

Council District: 11

Expiration Date: 11/19/05

Appeal Status: Further appealable to Coastal
Commission

PUBLIC HEARING

Appeals of the Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.20.2, of a Coastal Development Permit

STAFF RECOMMENDS DENIAL OF THE APPEAL

Lynn Harper (213) 978-1310

APPLICANT: Long K. Ta, Ken Simeon (representative)

APPELLANTS: **A1)** Pacific View Estates Homeowners Association, John B. Murdock (representative)
A2) Josh Leichtberg, Ronald D. Rosen (representative)

6. **TT 62962-1A**

CEQA: ENV 2005-4170-CE

Plan: West Los Angeles

Location: 9323 W. Alcott Street

Council District: 5

Expiration Date: 11/11/05

Appeal Status: Further appealable

PUBLIC HEARING

An Appeal, from the Advisory Agency's Decision in approving TT 62962 a Tentative Tract composed of one-lot for a maximum 5-unit residential condominium conversion with 10 parking spaces on a 6,084 square foot lot in the [Q]R3-1-O zone; specifically Condition Nos. 3b, 3f and 11.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Richard Gervais (213) 978-1364

APPLICANT: Fred Nayssan

APPELLANT: Same

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. **DIR 2005-2284-DRB-1A**

CEQA: ENV 80-220-EIR
Plan: Westwood

Location: 10776 Wilshire Boulevard
Council District: 5
Expiration Date: 11-16-05
Appeal Status: Not further appealable

PUBLIC HEARING COMPLETED

An appeal of a Director's Determination for Design Review of an 87-dwelling unit multiple family residential project.

STAFF RECOMMENDS DISAPPROVAL
Matthew Glesne, (213) 978-1197

APPLICANT: Century Wilshire Associates, LLP, Mark Armbruster (representative)
APPELLANTS: A1) Holmby Westwood Property Owner's Association, Jackie Freedman (rep.)
A2) Courtney Mizel Green, Steven Borick

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, **December 7, 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) 978-1295.