

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 18, 2006 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. 3 and 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
- C. Minutes of Meeting - January 4, 2006

3. ZA 2005-1710-CU-1A

Location: 11852 W. Santa Monica Blvd.

Council District: 11

Expiration Date: Extended to 1/18/06

CEQA: ENV 2005-1711-MND

Plan: West Los Angeles

Appeal Status: Not further appealable

PUBLIC HEARING CONTINUED FROM NOVEMBER 2, 2005

An Appeal from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,27, with specified deviations from requirements of Section 12.22.A,23(a) of a Conditional Use to allow a 1,950 square-foot car wash on a commercial corner lot adjacent to an R Zone.

STAFF RECOMMENDS DENIAL OF APPEAL

Linn Wyatt (213) 978-1473

APPLICANT: Joseph Amin; Atabak Youssefzadeh (representative)

APPELLANT: Same

4. TT 62289-1A

Location: 11434, 11440 & 11446 National Bl.

Council District: 11

Expiration Date: 1/19/06

CEQA: ENV 2004-7627-MND

Plan: Palms-Mar Vista-Del Rey

Appeal Status: Appealable to City Council

PUBLIC HEARING

An Appeal from the entire decision of the Advisory Agency's approval, pursuant to Municipal Code Section 17.03, of Tentative Tract No. 62289 for a 1-lot subdivision for a maximum 16-unit residential condominium.

STAFF RECOMMENDS DENIAL OF APPEAL

E. Gabel Luddy, (213) 978-1352

APPLICANT: Mike Christian

APPELLANT: Maritza Przekop

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. AA 2005-1872-PMLA-1A

Location: 622 E. Flower Avenue

Council District: 11

CEQA: ENV 2005-1873-MND
Plan: Venice

Expiration Date: Extended to 1/18/06
Appeal Status: Not further appealable

PUBLIC HEARING COMPLETED OCTOBER 19, 2005

An Appeal of conditions from the Deputy Advisory Agency's approval, pursuant to Los Angeles Municipal Code Section 17.53, of a new duplex condominium to replace an existing single family dwelling on a 5,800 Square foot site; specifically, Condition No. 10 which requires an affordable replacement housing unit on site or within the Coastal Zone, pursuant to the Mello Act.

STAFF RECOMMENDS DENIAL OF THE APPEAL
Lynn Harper (213) 978-1310

APPLICANT: Juan and Maria Ulloa, David Takacs (representative)
APPELLANT: Same

6. AA 2005-4976-PMLA-1A

Location: 3637 S. Dunn Drive
Council District: 10
Expiration Date: 1/23/06
Appeal Status: Not further appealable

CEQA: ENV 2005-4977-CE
Plan: Palms-Mar Vista-Del Rey

PUBLIC HEARING COMPLETED NOVEMBER 16, 2005

An Appeal, of conditions from the Deputy Advisory Agency's approval, pursuant to Municipal Code Section 17.53, of a proposed demolition of an existing single family dwelling and proposed construction, use and maintenance of 4 new condominium units on a 5,430 square foot lot; specifically Condition 9b, requiring ½ guest parking space per dwelling unit.

STAFF RECOMMENDS DENIAL OF THE APPEAL
Lynn Harper (213) 978-1310

APPLICANT: Mohammad Ali Shiravi, Mayk Martirosian (representative)
APPELLANT: Same

7. AA 2005-4981- PMLA-1A

Location: 3647 S. Dunn Drive
Council District: 10
Expiration Date: 1/19/06
Appeal Status: Not further appealable

CEQA: ENV 2005-4983-CE
Plan: Palms-Mar Vista-Del Rey

PUBLIC HEARING COMPLETED NOVEMBER 16, 2005

An appeal of conditions from the Deputy Advisory Agency's approval, pursuant to Municipal Code Section 17.53, to replace an existing single family dwelling with 4 new condominiums on a 5,430 square foot lot; specifically Condition 9b, requiring ½ guest parking space per dwelling unit.

STAFF RECOMMENDS DENIAL OF APPEAL
Lynn Harper, (213) 978-1310

APPLICANT: Siavosh Poursabahian
APPELLANT: Same

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

Location: 7831 S. Sepulveda Blvd.
Council District: 11

CEQA: ENV 2004-0693-MND
Plan: Westchester-Playa del Rey

Expiration Date: N/A
Appeal Status: Not appealable

PUBLIC HEARING COMPLETED JUNE 15, 2005

Request for Clarification of a condition from a Zoning Administrator's approval, of a Conditional Use and a Plan Approval Determination, dated October 13, 2005; specifically Condition No. 10A relating to the Average Vehicle Ridership (AVR) requirement.

STAFF RECOMMENDS NO CHANGES
Anik Charron (213) 978-1307

APPLICANT: Sandra Masted, Westchester Lutheran Church and School, Donald Baker (representative)
APPELLANT: Same

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, **February 1, 2006**.
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; Fax (213) 978-1029.