

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 1, 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 P. 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: NO. 3

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
- C. Minutes of Meeting - January 18, 2006

3. **ZA 2005-1514-ZAA-1A**

CEQA: ENV 2005-1515-CE
Plan: Bel Air -Beverly Crest

Location: 10291 and 10297 Mariel Lane
Council District: 5
Expiration Date: Extended to 2/1/06
Appeal Status: Not further appealable

PUBLIC HEARING
CONTINUED FROM JANUARY 4, 2005.

An Appeal, of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment to permit: **1)** a 3-foot front yard setback in lieu of the required 25-foot yard setback on property split by Private Street 1054-B; and **2)** a reduced side yard setback of 6-feet in lieu of the required 8-feet, 6-inches, in the RE15-1 Zone.

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel Luddy (213) 978-1327

APPLICANT: Bill Rosenberg, Howard Robinson (representative)
APPELLANT: Roger Marshutz, Robert Glushon (representative)

4. **APCW 2005-4303-SPE-SPP**

CEQA: ENV 2005-4295-MND
Plan: Palms-Mar Vista-Del Rey

Location: 13337 W. Beach Avenue
Council District: 11
Expiration Date: Extended to 2/1/06
Appeal Status: Appealable to City Council

CONTINUED FROM JANUARY 4, 2006.
PUBLIC HEARING COMPLETED OCTOBER 26, 2005.

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, from Section 6.D.2 of the Glencoe/Maxella Specific Plan (Ordinance No. 171,946) to permit 33 dwelling units on a 25,011 net square foot site in lieu of the maximum 31 dwelling units permitted (a resulting Floor Area Ratio of 1.95:1 in lieu of the maximum 1.75 permitted by the Specific Plan) and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code, with the Glencoe/Maxella Specific Plan; for the proposed demolition of an existing fast food restaurant and the proposed construction of 39 residential condominium units (33 units are located in the City of Los Angeles, six units are located in Culver City under separate processing) in four-story buildings with a maximum height of 55-feet. The project will provide a total of 101 parking spaces of which 83 parking spaces are required in the City of Los Angeles. The project site is 25,011 net square feet (an additional 8,000 square feet is located in Culver City).

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1172

APPLICANT: Steven W. Ross, Washington Live/Work, LLC

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, **February 15, 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.