

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING**

**WEDNESDAY, FEBRUARY 15, 2006 4:30 P.M.
HENRY MEDINA WEST LOS ANGELES
PARKING ENFORCEMENT FACILITY, 2ND FLOOR
11214 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90064**

Marianne Parker Brown, Commissioner
Sean Burton, Commissioner
Joyce Foster, Commissioner
Elvin W. Moon, Commissioner
Dr. David Washington, 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. Election of Officers
- B. Advance Calendar
- C. Commission Requests
- D. Minutes of Meeting - February 1, 2006

3. **DIR 2004-7191-CDP-MEL-1A**

CEQA: ENV 2004-7148-MND
Plan: Brentwood-Pacific Palisades-
Brentwood Glen

Location: 444 N. Surfview Drive
Council District: 11
Expiration Date: Extended to 2/15/06
Appeal Status: Further appealable to Coastal
Commission

PUBLIC HEARING CONTINUED FROM NOVEMBER 16, 2005

Appeals of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.20.2, of a Coastal Development Permit within the single permit jurisdiction of the California Coastal Zone for the purpose of authorizing a two-parcel single family subdivision and subsequent construction on Parcel B of one new single family dwelling with garage.

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

APPLICANT: Long K. Ta, Ken Simeon (representative)
APPELLANTS: (1) Pacific View Estates Homeowners Association, John B. Murdock (representative)
(2) Josh Leichtberg, Ronald D. Rosen (representative)

4. **ZA 2005-2629-ZAA-1A**

CEQA: ENV 2005-2630-CE
Plan: Westchester-Playa Del Rey

Location: 8121 S. Westlawn Avenue
Council District: 11
Expiration Date: 2/28/06
Appeal Status: Not further appealable

PUBLIC HEARING

An Appeal of the Zoning Administrator's denial of a Zoning Administrator's Adjustment from Section 12.28-A of the Los Angeles Municipal Code to permit a reduced front yard setback of 12 feet in lieu of the required 20 feet 9 inches.

STAFF RECOMMENDS DENIAL OF APPEAL
Patricia Brown, (213) 978-1306

APPLICANT: Anthony Matthes, Mike Arias (representative)
APPELLANT: Same

5. **APCW 2005-5043-SPE-CU-SPP-CDP-MEL**

Location: 3206 Washington Boulevard

Council District: 11

CEQA: ENV 2005-4636-MND

Expiration Date: 2/15/06

Plan: Venice

Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED ON NOVEMBER 7, 2005

REQUEST: Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from Section 11 B 3 of the Venice Coastal Zone Specific Plan (Ordinance 177,693) to permit a floor area ratio of 1.88:1 in lieu of the maximum 1.5:1 floor area ratio permitted for that portion of the project located in the C2-1 zone;

Pursuant to Section 12.24 W 37 of the Municipal Code, a **Conditional Use** to permit public parking in the R zone and to permit vehicular ingress and egress from a less restrictive Commercial zone to a more restrictive Residential zone for 3 commercial parking spaces located in a subterranean parking garage;

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

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

PROJECT: Demolition of an existing 2,500 square foot commercial building and **construction of a mixed use project comprised of 4 commercial condominium units having 2,995 square feet of floor area and 8 residential condominium units having 15,500 square feet of floor area**, 30 feet in height, with 18 resident parking spaces, 5 guest parking spaces and 12 commercial parking spaces for a total of 35 parking spaces located in a subterranean garage, on a 12,705 square foot lot. (Note: A separate case, Tentative Tract No. 63485, has been filed for subdivision purposes and will require a separate public notice and hearing before the Advisory Agency.)

STAFF RECOMMENDS APPROVAL

John Foreman (213) 978-1171

APPLICANT: Alan Kapilow, Trustee AWK Separate Property Trust

6. **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, **March 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.