

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 1, 2006, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Joyce Foster, President
Marianne P. Brown, Vice President
Sean Burton, Commissioner
Elvin Moon, Commissioner
Dr. David O. Washington, Commissioner

James Williams, Commission Executive Assistant, (213) 978-1295; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 3, 4, 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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the 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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at www.lacity.org/PLN. Click the "Meetings and Hearings" quick link. CPC agenda are available under any of the seven service areas.

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 this 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
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. DIRECTOR'S REPORT

- A. Council actions and schedule
- B. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – February 15, 2006

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

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

Council District: 5

Location: 10291 and 10297 Mariel Lane

Expiration Date: 3-1-06

Appeal Status: Not further appealable

Public Hearing continued from February 1, 2006

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.

Applicant: Bill Rosenberg

Appellant: Roger Marshutz

STAFF RECOMMENDS DENY APPEAL
Emily Gabel Luddy, (213) 978-1327

4. **APCW 2005-6968-ZC-ZV-ZAA**

CEQA: ENV-2005-6780-MND
Plan: Palms-Mar Vista-Del Rey

Council District: 5

Location: 10612 W. National Boulevard

Expiration Date: 3-4-06

Appeal Status: Appealable to City Council

Limited Public Hearing

Request:

Pursuant to Section 12.32.F of the Los Angeles Municipal Code, a **Zone Change** from C2-1VL (Commercial Zone) to RAS4-1VL (Residential Accessory Services Zone);

Pursuant to Section 12.27 of the Municipal Code, a **Variance** to permit portions of a parking

structure to locate in the R3-1 Zone and to allow access from a more restrictive zone (R3) to a less restrictive zone RAS4; and

Pursuant to Section 12.28A of the Municipal Code, an **Adjustment** for the following:

- (a) to permit a zero foot front yard along National Boulevard in lieu of the 5-15 feet required;
- (b) to permit a zero-foot side yard along the eastern property line in lieu of the 7-feet required;
- (c) elimination of the internal zone boundary (between RAS4 and R3 Zones) setback requirements;
- (d) to permit a 50-foot in height building in the R3 Zoned portion in lieu of the 45-foot maximum height permitted.
- (e) to permit a zero-foot side yard along Overland Avenue in lieu of the 5-feet required.

Pursuant to Section 12.32.R of the Municipal Code, a **Building Line Removal** of an 8-foot building line established by Ordinance No. 84,670 on the east side of Overland Avenue.

Project:

The demolition of an existing apartment building for the construction, use and maintenance of a mixed-use project consisting of 29-residential condominium units and approximately 3,700 square feet of ground floor commercial/retail space. The proposed building will be 50-feet in height with four floors above three levels of subterranean parking (total of 86 parking spaces will be provided). The site is approximately 18,961 net square feet in size.

Applicant: Aaron Swerdlow, National Development, LLC

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS
P. Diefenderfer (213) 978-1174

5. **APCW 2005-7078-ZC**
CEQA: ENV-2005-7032-MND
Plan: Westwood

Council District: 5
Location: 10269 Santa Monica Blvd.
Expiration Date: 3-4-06
Appeal Status: Appealable to City Council

Public Hearing completed on January 19, 2006

Request:

Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from [Q]C2 1VL-O (Commercial Zone) to RAS4-1VL-O (Residential Accessory Services Zone);

Project:

The construction, use and maintenance of a new 55-foot in height, four story mixed use development consisting of 16 residential condominium units and approximately 3,100 square feet of commercial floor area. A total of 52 parking spaces will be on-site (40 for the residential units and guests, 12 spaces for the commercial). The subject site is approximately 9,419 net square feet in size.

Applicant: Century City View, LLC

STAFF RECOMMENDS APPROVAL
P. Diefenderfer, (213) 978-1174

6. **ZA 2005-2710-ZAA-1A**

CEQA: ENV-2005-2711-CE
Plan: Palms-Mar Vista-Del Rey

Council District: 11

Location: 2519 Westgate Drive

Expiration Date: 3-1-06

Appeal Status: Not further appealable

Public Hearing

An Appeal, of a Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a **Zoning Administrator's Adjustment** from Section 12.21-C,5(e) of the Code to allow a 0-foot rear yard in lieu of the required 5 feet.

Applicant: Michael D' Ambrosia

Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL
Linn Wyatt, (213) 978-1473

7. **TT 63384-1A**

CEQA: ENV-2005-6799-MND
Plan: West Los Angeles

Council District: 5

Location: 9043-9049 Alcott Street

Expiration Date: 3-2-06

Appeal Status: Further appealable to City Council

Public Hearing

An Appeal of the Deputy Advisory Agency's entire approval of **Tentative Tract No. 63384** to permit the construction, use and maintenance of a 19-unit condominium on a 15,370 net square foot-site in the R3-1-O zone.

Applicant: Abraham Goldman

Appellant: Dawn Young

STAFF RECOMMENDS DENY APPEAL
Michael LoGrande, (213) 978-1309

(SEE NEXT PAGE FOR APPEAL LANGUAGE)

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.

8. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at 4:30 p.m. on Wednesday, **March 15, 2006**, at the HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
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 make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295.