

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 15, 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, 5, and 6**

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 agendized 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](http://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 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 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 90<sup>th</sup> 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 2004-6613-ZAA-1A

CEQA: ENV-2004-6614-CE  
Plan: Brentwood-Pacific Palisades

**Council District:** 11  
**Location:** 643 E. Channel Road  
**Expiration Date:** 4-11-06  
**Appeal Status:** Not applicable

**PUBLIC HEARING (APPEAL WITHDRAWN)**

An Appeal of the Acting Chief Zoning Administrator's January 11, 2006 determinations, pursuant to LAMC Section 12.21-A, 2 (Determinations of the Zoning Administrator), responding to the petitioner's December 14, 2005 letter : **1)** that a Letter of Correction to amend the approval of the Zoning Administrator's Adjustment granted pursuant to Case No. ZA-2004-6613-ZAA with regard to authorizing the height of the building is not a "correction" and **2)** that a proper request for the additional building height be filed in that the applicant did not file any request for a height exception under Case No. ZA-2004-6613-ZAA.

**Applicant:** James Mandelbaum/Steven Byrnes, John Parker (representative)  
**Appellant:** Same

STAFF RECOMMENDS DENY APPEAL  
Dan Green, (213) 978-1318

4.     **TENTATIVE TRACT 53894-1A**                     **Council District:** 11  
          CEQA: ENV-2002-7553-MND               **Location:** 741 Mildred Avenue  
          **Plan:** Venice                             **Expiration Date:** 2-15-06  
                                                         **Appeal Status:** Appealable to City Council

Public Hearing

**An Appeal** from the decision of the Deputy Advisory Agency & Associate Zoning Administrator in approving Tentative Tract No. 53894, for the construction, use and maintenance of a 9-unit residential condominium.

**Applicant:** Richard Ehrman, Market Lofts, LLC  
**Appellant:** Patrice Martinez, Martineau & Co. Inc.

STAFF RECOMMENDS DENY THE APPEAL  
E. Gabel Luddy (213-978-1349)

**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.     **ZA 2003-1466-CDP-ZAD-MEL-SPP-SPPA-ZV-ZAA-1A**                     **Council District:** 11  
                                                         **Location:** 741E. Mildred Avenue  
                                                         **Expiration Date:** 2-15-06  
          CEQA: ENV-2002-7553-MND               **Appeal Status:** Appealable to City Council  
          **Plan:** Venice

Public Hearing

**An Appeal** from the decision of the Deputy Advisory Agency & Associate Zoning Administrator in approving ZA 2003-1466-CDP-ZAD-MEL-SPP-SPPA-ZV-ZAA for the construction, use and maintenance of a 9-unit residential condominium.

**Applicant:** Richard Ehrman, Market Lofts, LLC  
**Appellant:** Patrice Martinez, Martineau & Co. Inc.

STAFF RECOMMENDS DENY APPEAL  
E. Gabel Luddy, (213) 978-1349

6. **ZA 2005-6214-BSA-1A**  
CEQA: ENV-2005-2711-CE  
**Plan:** Palms-Mar Vista-Del Rey

**Council District:** 11  
**Location:** 11915 W. Olympic Blvd. and  
11908 Mississippi Avenue  
**Expiration Date:** 4-11-06  
**Appeal Status:** Not further appealable

Public Hearing

**An Appeal** of the Zoning Administrator's denial, pursuant to the provisions of Section 12.26-K of the Municipal Code, of the appeal of Stars Planet, Inc., from the action of the Department of Building and Safety in denying the issuance of a building permit for the expansion of an adult cabaret business due to the Department's determination that the facility is within a Mini-Shopping Center which requires compliance with two conditions required by Section 12.22-A,23 of the Municipal Code regarding hours of operation and the recording of a covenant.

**Applicant:** Stars Planet Inc., Roger Jon Diamond (representative)  
**Appellant:** Same

STAFF RECOMMENDS DENY THE APPEAL  
Lourdes Green, (213) 978-1313

7. **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, **April 5, 2006**, at the HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY  
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM  
LOS ANGELES, CALIFORNIA, 90064

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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.