

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 21, 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 Nos. 3, 4 and 5.

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. **APC 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 – March 15, 2006, April 19, 2006, May 3, 2006 and May 17, 2006

3. **ZA 2005-5663-ZV-ZAD-1A**

CEQA: ENV-2005-5632-MND

Plan: Bel Air-Beverly Crest

Council District: 5

Location: 10037 W. Reevesbury Drive

Expiration Date: 06-24-06

Appeal Status: Not further appealable

Public Hearing

Appeal of the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.24-X,21, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a two-story 4,454 square-foot single-family dwelling on a lot fronting on a Substandard Hillside Limited Street improved to less than the required 20-foot wide continuous paved roadway width from the driveway apron that provides access to the main dwelling to the boundary of the Hillside Area as required by Section 12.21-A,17(e)(3).

Applicant: Barry Bijan Todd

Appellant: James Todd

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Pat Brown, (213) 978-1306

4. **ZA 2005-5665-ZAD-1A**
CEQA: ENV-2005-5632-MND
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 10041 W. Reevesbury Drive
Expiration Date: 06-21-06
Appeal Status: Not further appealable

Public Hearing

Appeals of the Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.24-X,21, of a Zoning Administrator's Determination to allow the construction, use and maintenance of a 4,451 square-foot single-family dwelling on property which does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the residence to the boundary of the Hillside Area.

Applicant: Barry Bijan Todd
Appellants: **A1)** Karen King; **A2)** Hillel Chodos

STAFF RECOMMENDS DENIAL OF THE APPEALS.

Anik Charron (213)-978-1307

5. **ZA 2005-7238-F-1A**
CEQA: ENV-2005-7239-CE
Plan: West Los Angeles

Council District: 5
Location: 2337 Selby Avenue
Expiration Date: 06-21-06 (extended)
Appeal Status: Not further appealable

Public Hearing

Appeals, of the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Authorization to maintain hedges, gates and pilasters to a height of 7 feet in lieu of the maximum 3 feet 6 inches in the front yard setback area of property zoned R1.

Applicant: Sandra Wells
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron, (213) 978-1307

6. [APCW 2006-446-ZC](#) **Council District:** 11
[CEQA: ENV-2006-424-MND](#) **Location:** 11961 W. Dorothy Street
Plan: Brentwood-Pacific Palisades **Expiration Date:** 07-10-06
Appeal Status: Further appealable to City Council
by applicant if denied

Public Hearing completed on April 26, 2006

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One Family Dwelling Zone) to RD2-1 (Restricted Density Multiple Dwelling Zone);

for the demolition of existing an existing single family dwelling for the construction, use, and maintenance of a four unit residential condominium building with nine parking spaces.

Applicant: Zibari Family Trust

STAFF RECOMMENDS APPROVAL OF A ZONE CHANGE TO (T)(Q)RD2-1.

Jim Tokunaga, (213) 978-1470

7. [APCW 2005-5122-SPE-CDP-CUB-SPP](#) **Council District:** 11
[CEQA: ENV-2005-5123-MND](#) **Location:** 1633 S. Abbot Kinney Boulevard
Plan: Venice **Expiration Date:** 06-21-06
Appeal Status: Further appealable to City Council

Public Hearing completed on April 17, 2006

Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from the following Sections of the Venice Coastal Zone Specific Plan (Ord. No. 175, 963):

- a. Section 10 F 2 a. to permit continued use and maintenance of four (4) dwelling units in lieu of the maximum two (2) dwelling units permitted;
- b. Section 13 D to provide zero (0) guest parking spaces in lieu of the minimum one (1) guest parking space required; and
- c. Section 13 E to provide zero (0) beach impact parking spaces in lieu of the minimum one (1) space required; and

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; and Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** with the Venice Coastal Zone Specific Plan; and

Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone;

for a change of use from and existing catering business and single-family dwelling to a restaurant with a maximum of forty-eight (48) seats and an occupancy load of sixty (60).

Applicant: P. Fergin/P. Panzarello (Stephanie J. Talpis)

STAFF RECOMMENDS APPROVAL OF A SPECIFIC PLAN EXCEPTION SUBJECT TO CONDITIONS.

Diana Lowrance, (213)-978-1209

8. [APCW 2005-5150-SPE-CDP-MEL](#)
[CEQA: ENV-2005-5106-ND](#)
Plan: Venice

Council District: 11
Location: 1909 S. Ocean Front Walk
Expiration Date: 06-21-06
Appeal Status: Further appealable to City Council

Public Hearing completed on April 17, 2006

Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from the following Sections of the Venice Coastal Zone Specific Plan (Ord. No. 175, 963):

- a. Section 10 F 2 a. to permit continued use and maintenance of four (4) dwelling units in lieu of the maximum two (2) dwelling units permitted;
- b. Section 13 D to provide zero (0) guest parking spaces in lieu of the minimum one (1) guest parking space required; and
- c. Section 13 E to provide zero (0) beach impact parking spaces in lieu of the minimum one (1) space required; and

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; and Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** with the Venice Coastal Zone Specific Plan; and

Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone;

for the proposed conversion of an existing, 5,973 square foot, non-conforming, four (4) unit apartment building (on a 3,615 square foot lot) into a four (4) unit condominium building. Eight (8) covered, tandem, parking spaces are provided on the ground level.

Applicant: C. Tziantzis (Michael Sorlo)

STAFF RECOMMENDS APPROVAL OF REQUESTED SPECIFIC PLAN EXCEPTIONS SUBJECT TO CONDITIONS.

Diana Lowrance, (213) 978-1209

9. **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, **July 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

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 or by e-mail at APCWestLA@lacity.org.