

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 20, 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
Sean O. Burton, Vice President
Marianne P. Brown, Commissioner
Glenda E. Martinez, Commissioner
David O. Washington Ph.D., 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 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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 Request

3. **ZA 2005-4767-YV-ZAA-1A**
CEQA: ENV-2005-4768-CE
Plan: Bel Air-Beverly Crest

Council District: 11
Location: 1224 N. Linda Flora Drive
Expiration Date: 09-20-06
Appeal Status: Not further appealable

Public Hearing

An Appeal of the Zoning Administrator's denials of: **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from Sections 12.21-A, 17(c)(2) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a three level, single-family residence plus access ramp to have a combined height of 65 feet in lieu of the maximum 45 feet otherwise permitted on a 30,802 square-foot RE40-1-H zoned hillside lot which has a down slope exceeding 66%; and **2)** pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Sections 12.21-C, 1(g), 12.07.01-C, 2 and 12.21-A, 17(b)(2) to permit the access ramp to have a 0-foot side yard in lieu of the required 11 feet, and to project a maximum 15 feet (not including railing) above grade in lieu of the permitted 6 feet above grade for a lineal distance of 33 feet.

Applicant: Philip & Hanna Ganezer, Elizabeth Herron (representative)
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Michael Young, (213) 978-1387

4. **ZA 2006-847-CDP-ZAA-1A**
CEQA: ENV-2006-848-MND
Plan: Brentwood-Pacific Palisades

Council District: 11
Location: 1176 N. Tellem Drive
Expiration Date: 09-20-06 (extended)
Appeal Status: CDP further appealable to Coastal Commission; ZAA not further appealable

Public Hearing

An Appeal of the of the Zoning Administrator's approvals of: **1)** pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow the repair/reconstruction/remediation of the slope for an existing single-family dwelling/vineyard within the single jurisdiction of the California Coastal Zone; and **2)** pursuant to Los Angeles Municipal Code Section 12.28-A, a Zoning Administrator Adjustment from Section 12.21-C, 1(g) to permit the construction, use and maintenance of retaining walls up to a maximum height of 20 feet.

Applicant: Ardie Tavangarian, Diane Abbitt (representative)

Appellant: Lawrence and Anne Schoenberg

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Michael Young (213)-978-1387

5. **AA 2005-5105-PMLA-1A**
CEQA: ENV-2005-5106-ND
Plan: Venice

Council District: 11

Location: 1909 S. Ocean Front Walk

Expiration Date: 09-15-06

Appeal Status: Not further appealable

Public Hearing

An Appeal of the Advisory Agency's **approval**, pursuant to Los Angeles Municipal Code Section 17.53 and 12.95.2, of Parcel Map No. AA 2005-5105-PMLA for a proposed one-lot, four-unit condominium conversion on a 3,600 square foot site.

Applicant: Michael Sarlo, Constantine Tziantzis (representative)

Appellant: Robert Aronson

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lynn Harper, (213) 978-1467

6. **DIR 2004-3322-DRB-SPP-1A**
CEQA: ENV-2000-3213-EIR
Plan: Westwood

Council District: 11

Location: 1020 Glendon Avenue

Expiration Date: 10-12-06

Appeal Status: Not further appealable

Public Hearing

An Appeal of a Director's Determination for Design Review and Project Permit Compliance for the construction of a mixed-use (commercial and residential) development at 1020 Glendon Avenue (including 1000 S. Glendon Avenue and 10860 Weyburn Avenue).

Applicant: Casden Glendon, LLC, Ellen Berkowitz (representative)

Appellants: **A1)** Holmby-Westwood Property Owners Association, Inc.; Sandy Brown

A2) Steven Sann; Charlotte Chastanet

A3) John Beccaria

A4) Carole Magnuson

STAFF RECOMMENDS APPROVAL OF THE APPEALS IN PART, APPROVAL OF DIRECTOR'S DETERMINATIONS FOR DESIGN REVIEW (AS MODIFIED) AND PROJECT PERMIT COMPLIANCE.

Shana Bonstin, (213) 978-1207

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, **October 4, 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.