

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

James Williams, Commission Executive Assistant

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 2006-106-ZAA-1A

CEQA: ENV-2006-0107-CE
Plan: Brentwood-Pacific Palisades

Council District: 11

Location: 411 S. Burlingame Avenue

Expiration Date: 12-02-06

Appeal Status: Not further appealable

Public Hearing – Continued from October 18, 2006.

An Appeal of the Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.07-C, 1 of the Code to allow a front yard setback of 10 feet in lieu of the 20-foot prevailing setback in conjunction with the interior remodel of an existing single-family dwelling and addition of 1,360 square feet (single story and basement, 688.5 square feet).

Applicant: Doug and Moreen Herzog; Representative: Ami Nixon

Appellant: Steve Gilbert, Brentwood Park Property Owners Association;
Representative: James Crisp

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

4. **TT-63090-1A**
CEQA: ENV-2005-8135-MND
Related to ZA 2005-8134-CDP-ZV-
ZAI-SPP-MEL-1A
Plan: Venice
- Council District:** 11
Location: 812 Main Street
Expiration Date: 11-15-06 (Extended)
Appeal Status: Further appealable

Public Hearing

An Appeal, of a Deputy Advisory Agency's **approval**, pursuant to Section 17.03 of the Los Angeles Municipal Code, of Tentative Tract No. 63090 for a maximum 1 residential condominium unit and 2 commercial condominium units.

Applicant: Pali-Main, LLC
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Fernando Tovar, (213) 978-1349

5. **ZA 2005-8134-CDP-ZV-ZAI-SPP-MEL-1A**
CEQA: ENV-2005-8135-MND
Related to TT 63090-1A
Plan: Venice
- Council District:** 11
Location: 812 Main Street
Expiration Date: 11-15-06 (Extended)
Appeal Status: ZV further appealable if granted;
CDP is further appealable to Coastal Commission

Public Hearing

An Appeal of a Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.20.2, of a Coastal Development Permit for the construction, use and maintenance of a mixed use development with 2,925 square feet of ground floor retail space; a 15-room extended stay hotel; and one dwelling unit over a one level subterranean garage with 35 total required parking spaces, plus and in lieu of payment for one beach impact parking space, in conjunction with Tentative Tract No. 63090.

Applicant: Pali-Main LLC
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Fernando Tovar (213)-978-1349

6. **VTT- 66883-1A**
CEQA: ENV-2006-4986-CE
Plan: Westchester-Playa Del Rey

Council District: 11
Location: 8730 Tuscany Ave. and 8166-8172 Redlands
Expiration Date: 11-15-06
Appeal Status: Further appealable

Public Hearing

An Appeal of the Deputy Advisory Agency's **denial**, pursuant to Los Angeles Municipal Code Section 17.03 and 12.95.2, of Vesting Tentative Tract No. 66883 for the conversion of an existing 2-story, 30-unit apartment building into 23 residential condominium units, with 46 parking spaces on a 20, 598 net square foot site in the R3-1 zone.

Applicant: Columbus Properties, Inc., Representative: Harvey Goodman
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Maya Zaitzevsky, (213) 978-1453

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, **December 6, 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 Planning Commission Secretariat at (213) 978-1300.