

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 3 and 4.

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 2006-4851-YV-1A**

CEQA: ENV-2006-4852-CE

Plan: Brentwood-Pacific Palisades

Council District: 11

Location: 901 N. Kenter Way

Expiration Date: 1-3-07

Appeal Status: Not further appealable

Public Hearing

An Appeal of Condition No. 7 of the Zoning Administrator's approval, pursuant to Charter Section 52 and Los Angeles Municipal Code Section 12.27, B, of a Variance from Section 12.21-A, 17(c) of the Municipal Code to permit a dwelling 48 feet in height in lieu of the 36 feet otherwise allowed in the RE15-1-H Zone. Condition No. 7 limits the dwelling to 3,214 square feet of floor area.

Applicant: Yishai Jusidman; Representative: Cory Buckner

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Daniel Green, (213) 978-1304

4. **ZA 2006-504-CUE-1A**
CEQA: ENV-2006-505-CE
Plan: Venice

Council District: 11
Location: 444 S. Lincoln Blvd.
Expiration Date: 1-9-07
Appeal Status: Not further appealable

Public Hearing

An Appeal, of a Zoning Administrator's **approval**, pursuant to Section 12.24-X, 2 of the Los Angeles Municipal Code, of a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 1,090 square-foot restaurant.

Applicant: Danny Fischer and Rick McCarthy; Representative: Patrick Panzarello
Appellant: Anatolio and Guadalupe Garcia

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

5. **APCW 2006-6042-SPE-SPR**
CEQA: ENV-2006-1175-MND
Plan: Westwood

Council District: 5
Location: 10497 Wilshire Boulevard
Expiration Date: 12-20-06
Appeal Status: Appealable to City Council.

Public Hearing completed on October 23, 2006.

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from Section 6 of the Wilshire/Westwood Scenic Corridor Specific Plan (Ordinance No. 176,417) to permit 17 parking spaces in lieu of 135 parking spaces for 54 independent living dwelling units (which are a portion of a proposed 172-unit senior living facility described below); and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** approval for projects that result in an increase of 50 or more dwelling units or guest rooms.

PROJECT DESCRIPTION: Construction, use and maintenance of a senior living facility comprised of 54 independent living units and 118 assisted living units for the elderly, with accessory kitchen facilities, dining area, activity rooms and recreational facilities. The building will contain 172,500 square feet of gross floor area, include six-stories above three subterranean and one partially subterranean level, and will have a maximum height of approximately 80-feet, as measured from grade. (No portion of the building will exceed 75-feet in height as measured from the highest point of the parapet wall to the elevation of the ground surface that is vertically below the point of measurement). The project will provide 274 parking spaces, including 17 spaces for the independent living units, 65 spaces for the assisted living units, and 192 spaces that will be reserved for use by the adjacent Westwood

United Methodist Church, in a three-level subterranean parking garage on an approximately 57,437 square foot sloping site.

Applicant: Belmont Corporation

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Jon Foreman (213)-978-1171

6. 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, **January 3, 2007**, 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.