

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 17, 2007, 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 Nos. 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 - Playa Vista Project Mitigation Monitoring report - Gordon Hamilton, Deputy Director of City Planning
- C. Minutes of Meeting – January 3, 2007

3. **ZA 2006-1440-ZAD-1A**

CEQA: ENV-2006-1441-CE
Plan: Westwood

Council District: 5

Location: 10499 W. Wilkins Avenue

Expiration Date: 2-11-07

Appeal Status: Not further appealable

Public Hearing

An appeal of Condition No. 6.a. of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination of over-in-height walls within the front and rear yard setbacks. Condition No. 6.a. restricts the wall height along the Warner Avenue frontage to a maximum height of 6 feet for a distance of 21 feet with a minimum 10-foot setback from the property line.

Applicant: Peter Ballance and Lonny Miller; Representative: Carl Welty

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Pat Brown, (213) 978-1306

4. **TT-66644-1A**

CEQA: ENV-2006-4489-CE
Plan: Brentwood-Pacific Palisades-
Brentwood Glen

Council District: 11

Location: 11657 W. Chenault Street

Expiration Date: 1-17-07

Appeal Status: Appealable to Council

Public Hearing

An Appeal, from the entire decision of a Deputy Advisory Agency's **approval**, pursuant to Section 17.03 and 12.95.2 of the Los Angeles Municipal Code, of Tentative Tract No. 66644 for a maximum 22- unit residential condominium conversion of a 24-unit apartment building with 44 parking spaces on a 19,433 net square-foot site in the R3 Zone.

Applicant: 11920 Chandler Boulevard, LLC and Interland Investment, LLC

Appellant: Gabrielle Plattner

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Richard Gervais, (213) 978-1445

NOTE: Any appeal to the City Council must be filed within 10 days after the mailing date of the written determination of the action of the West Los Angeles Area Planning Commission.

5. [APCW-2006-6684-SPE-CDP-SPP-MEL](#)
CEQA: ENV-2006-3428-MND-REC
Plan: Venice

Council District: 11
Location: 650 E. Indiana Avenue
Expiration Date: 1-20-07
Appeal Status: Appealable to Council

Public Hearing – Completed on December 4, 2006.

Request:

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from Section 10.G.1.a (2) of the Venice Coastal Zone Specific Plan (Ordinance No. 175,963) to permit the construction of a three unit condominium on a 5,280 square foot lot, where the third unit is not a Replacement Affordable Unit, in lieu of the otherwise permitted maximum of two units, unless the lot is at least 5,500 square feet in area and the additional unit is a Replacement Affordable Unit; 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** determination 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. (The Mello Act is a statewide law, which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.).

Proposed Project:

Demolition of an existing single family dwelling and construction of a three unit, two-story, 25-foot high residential condominium project providing 6 parking spaces for residents and one guest parking space on a 5,280 net square foot lot.

Applicant: Venicia Development Inc.

STAFF RECOMMENDS DISAPPROVAL.
Jon Foreman, (213)-978-1171

6. [APCW-2006-213-SPE-ZAA-SPP](#)

CEQA: ENV-2006-214-MND

Plan: Venice

Council District: 11

Location: 718 Oxford Avenue

Expiration Date: 1/17/07 (Extended)

Appeal Status: Appealable to Council

Public Hearing – Completed on August 14, 2006.

Request:

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from Section 10.H.2.a of the Venice Coastal Zone Specific Plan (Ordinance 175,693) to permit an addition to a single-family dwelling unit with a maximum height of 30 feet, in lieu of the maximum 25 feet permitted for projects with a flat roof; and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.08 C.2 to permit 5-foot side yards in lieu of the minimum required 6 feet; and

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

Proposed Project:

Construction of an approximately 300 square foot, 3rd floor addition, to an existing 2 story single-family dwelling located on a 3,000 square foot lot.

Applicant: John M. Genovese

STAFF RECOMMENDS DISAPPROVAL.

Jon Foreman, (213) 978-1171

7. [APCW-2006-2524-SPE-SPPA-CDP-SPP-MEL](#)

CEQA: ENV-2006-2525-MND

Plan: Venice

Council District: 11

Location: 211 S. Pacific Avenue

Expiration Date: 1-17-07

Appeal Status: Appealable to Council

Public Hearing – Completed on November 6, 2006.

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from Section 12.A.1 of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit the entrance of a residential unit to have access from Ozone Court rather than from the adjacent Walk Street (Ozone Avenue) as is otherwise required; and

Pursuant to Section 11.5.7 E of the Municipal Code, an **Project Permit Adjustment** from Section 10.F.3 of the Venice Coastal Zone Specific Plan to permit a portion of the building to have a maximum height of 30 feet, 10 inches in lieu of the maximum 28 feet permitted for projects fronting on Walk Streets; 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** determination with the Venice Coastal Zone Specific Plan; and

Pursuant to California Government Code Sections 65590 and 65590.1, a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law, which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.).

Proposed Project:

Construction of a two-unit residential condominium, 3-stories, (maximum 30 feet, 10 inches high), providing 4 parking spaces on an approximately 4,979 square foot lot in the RD1.5-1 zone. (Note: A parcel map, for condominium purposes has yet to be filed and will require a separate public notice and hearing before the Advisory Agency at a later date).

Applicant: Benjamine B. Coute, BBC Consulting

STAFF RECOMMENDS DISAPPROVAL.
Jon Foreman, (213) 978-1171

8. 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, February 7, 2007** at:

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 Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.