

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 21, 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. 4, 5, 6, 8 and 9.

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
- C. Minutes of Meeting – January 17, 2007

3. **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 (Extended)
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 CONTINUANCE TO MARCH 21, 2007.
Jon Foreman, (213) 978-1171

4. **ZA 2006-3471-ZAD-1A**
CEQA: ENV-2006-3472-CE
Plan: Brentwood-Pacific Palisades
Council District: 11
Location: 244 N. Bristol Avenue
Expiration Date: 2-26-07
Appeal Status: Not further appealable

Public Hearing

An appeal of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to permit the construction, use and maintenance of an over-in-height fence, gate, and pilasters with a maximum height of 8 feet within the front yard setback area in lieu of the maximum height of 6 feet otherwise allowed within the required front yard.

Applicant: David Littman

Appellant: Steve Gilbert, Brentwood Park Property Owners Association

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Michael Young, (213) 978-1387

5. **ZA 2006-6917-ZAD-1A**
CEQA: ENV-2006-6918-CE
Plan: Venice
Council District: 11
Location: 2325 S. McKinley Avenue
Expiration Date: 3-26-07
Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to allow the continued use and maintenance of an existing 4-foot, 6-inch wood fence over a 3-foot, 6-inch stuccoed concrete block wall and associated wooden pedestrian gate and door frame for a total height of 8 feet within the front yard setback area of property zoned R1.

Applicant: Quinton Alsbury, Representative: Richard W. Gershon

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron, (213) 978-1445

6. **ZA-2006-6927-F-1A**
CEQA: ENV-2006-6928-CE
Plan: Venice
Council District: 11
Location: 2329 S. McKinley Avenue
Expiration Date: 3-06-07
Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to permit a maximum 6 foot 3-inch over-in-height, hedge, fence, or combination fence/wall within the front yard setback in lieu of the maximum 3 feet 6 inches otherwise permitted under Section 12.21-C,1(g) of the Municipal Code for a lot in the R1-1-O Zone.

Applicant: Elaine Bouffard, Representative: Lee Hale
Appellant: Pamela Harbour

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Anik Charron, (213)-978-1307

7. **APCW-2006-3151-ZC-ZV**

CEQA: ENV-2006-1235-MND
Plan: Brentwood-Pacific Palisades

Council District: 11
Location: 11967-11973 W. Mayfield Avenue
Expiration Date: 2-24-07 (extended)
Appeal Status: Zone Change appealable to Council by applicant if disapproved, Zone Variance appealable to Council if approved.

Public Hearing – Completed on January 10, 2007.

Request:

Pursuant to Section 12.32 C of the Municipal Code, a **Zone Change** request from R1-1 to (T)(Q)RD3-1 and from (Q)RD1.5-1 and R1-1 to (T)(Q)RD1-5-1; and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit 8 dwelling units over the entire site in lieu of the maximum 7.87 dwelling units.

Proposed Project:

Construction, use and maintenance of an 8-unit residential development with 18 parking spaces for residents and guests.

Applicant: George P. Kolovos, Representative: Derek Jones, JMBM LLP

STAFF RECOMMENDS APPROVAL.
Theodore Irving, (213) 978-1366

8. **TT-64342-CC-1A**

CEQA: ENV-2006-4982-CE
Plan: Brentwood-Pacific Palisades

Council District: 11
Location: 816 S. Bundy Drive
Expiration Date: 3-02-07
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. 64342 for an 11-unit residential condominium conversion.

Applicant: Xenon Investment Corporation
Appellant: Barbara Singer Meis

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Lateef Sholebo, (213) 978-1454

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.

9. **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 (Extended)

Appeal Status: Appealable to Council

Public Hearing – Continued from January 17, 2007.

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 of a one-lot subdivision, 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.

10. **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, March 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.