

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 7, 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, 4, 7, 8, 9 and 10.

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 – February 21, 2007

3. **TT-63090-1A**

CEQA: ENV-2005-8135-MND
Related to ZA 2005-8134-CDP-CU-ZV-
ZAI-SPP-MEL-1A
Plan: Venice

Council District: 11

Location: 812 Main Street

Expiration Date: 1-03-07 (Extended)

Appeal Status: Further appealable

Public Hearing – Continued from January 3, 2007.

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-lot subdivision for 1 residential condominium unit and 2 commercial condominium units.

Applicant: Pali-Main, LLC

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Fernando Tovar, (213) 978-1326

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.

4. **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: 1-03-07 (Extended)

Appeal Status: ZV further appealable if granted;
CDP is further appealable to Coastal Commission

Public Hearing – Continued from January 3, 2007.

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 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)-978-1326

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 (Extended)

Appeal Status: Appealable to Council

Public Hearing Completed on December 4, 2006.
Case continued from February 7, 2007.

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.).

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.
Christine Mahfouz, (213)-978-1175

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.
Case continued from February 7, 2007.

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.

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.
Christine Mahfouz, (213)-978-1175

7. **ZA-2005-7534-ZAD-1A**
CEQA: ENV-2005-7535-CE
Plan: Venice

Council District: 5
Location: 9836 Yoakum Drive
Expiration Date: 4-07-07
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,21, of a Zoning Administrator's Determination to permit the construction use and maintenance of an addition to a single-family dwelling fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet to the boundary of the Hillside Area as required by Section 12.21-A,17(e)(3) of the Code

Applicant: Azat Gezalyan; Representative: Alev Davtyan
Appellant: Gail Malmuth and Sally Stevens, Benedict Canyon Association

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

8. **ZA 2006-5917-ZAD-1A**
CEQA: ENV-2006-5918-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 1328 Davies Drive
Expiration Date: 3-20-07
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 an over-in-height fence within the front yard setback.

Applicant: Dr. Jeffery Caren; Representative: Brian Silveira
Appellant: David Elson, Benedict Canyon Association

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

9. **ZA 2006-6703-F-1A**
CEQA: ENV-2006-6704-CE
Plan: West Los Angeles

Council District: 5
Location: 10741 Clarkson Road
Expiration Date: 3-07-07
Appeal Status: Not further appealable

Public Hearing

An Appeal. of Condition No. 6 of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of an over-in-height fence adjacent to the easterly property line. The appeal is of the Condition No. 6 requirement that the approved fence observe a 5-foot setback.

Applicant: Charles and Helen Jeannel
Appellant: Same

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

10. **ZA-2006-4407-CDP-CUB-ZV-1A**
CEQA: ENV-2006-4408-MND
Plan: Venice

Council District: 11
Location: 1136 Abbot Kinney Blvd.
Expiration Date: 2-13-07 (Extended)
Appeal Status: CDP further appealable to the Coastal Commission. ZV further appealable to City Council if approved.

Public Hearing

An Appeal. of the Zoning Administrator's denials of: **1)** pursuant to the provisions of the Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit to allow the conversion, use and maintenance of an existing retail commercial use to a 1,100 square-foot restaurant with interior seating and outdoor seating in a patio area in the single permit area of the California Coastal Zone; **2)** pursuant to Los Angeles Municipal Code Section 12.24-W 1, a Conditional Use to permit the sale and dispensing for consideration of the on-site consumption of beer and wine in conjunction with the proposed conversion with total indoor and patio seating for 64 patrons with restaurant hours from 11 a.m. to 2 a.m., seven days a week; and **3)** pursuant to Los Angeles Municipal Code Section 12.27-B,1 and Charter Section 98, a Variance from Section 12.26-E,5 to permit zero parking spaces on-site and 20 parking spaces off-site by lease in lieu of a recorded covenant within 750 feet of the project site.

Applicant: James Conway and Robert Stone, V.O./800
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Lourdes Green, (213)-978-1313

11. [APCW 2006-3589-SPE-ZAA-CDP-SPP-MEL](#)

CEQA: ENV-2006-3590-MND

Plan: Venice

Council District: 11

Location: 639, 641, 647, 651 E. Mildred

Expiration Date: 3-11-07

Appeal Status: Appealable to Council

Public Hearing – Completed on January 22, 2007.

Request:

Pursuant to Section 11.5.7.F1(f) of the Municipal Code, **Exceptions** for each single family dwelling from the following Sections of the Venice Coastal Zone Specific Plan (Ordinance No. 175, 693):

Section 10.G.3 to permit building heights of 30-feet in-lieu of the 25-foot height otherwise permitted; and

Section 10.G.4.a, to permit vehicular access and parking at the front of the properties in-lieu of the rear of the property.

Section 13.D to permit two parking spaces in-lieu of three parking spaces that are otherwise required for single family dwellings that are located on lots which are 40 feet or more in width.

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** for each single family dwelling from the following:

Section 12.09.1 B.1 to permit five-foot front yards in-lieu of the 15-foot front yard otherwise required; and

Section 12.09.1B.2 to permit five-foot side yards in-lieu of the six-foot side yard otherwise required; and

Section 12.09.1B.3 to permit five-foot rear yards in-lieu of the 15-foot rear yard otherwise required; and

Section 12.09.1B.4 to permit four lots with widths of 40 feet in lieu of 50 feet and with lot areas of 2,000 square feet in lieu of 5,000 square feet as is otherwise required.

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**.

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

Pursuant to Government Code Section 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.)

Project:

Construction of four 3-story single-family dwellings in the RD1.5 Zone. (Note: A Certificate of Compliance has been filed on the property, and a separate case for a Parcel Map for subdivision purposes has yet to be filed and will require an independent public notice and hearing before the Advisory Agency at a later date).

Applicant: Johnathen Day, Coscia Day Architecture

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Mahdu Kumar, (213) 978-1162

12. 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 21, 2007** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

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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.