

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 16, 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. 5, 6, 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 – April 18, 2007

3. **APCW 2006-2205-SPE-SPP**

CEQA: ENV-2006-2206-MND

Plan: Brentwood-Pacific Palisades

Council District: 11

Location: 11999 San Vicente Boulevard

Expiration Date: 5-16-07

Appeal Status: Appealable to City Council

Public Hearing – Completed on April 2, 2007.

Request:

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from the San Vicente Scenic Corridor Specific Plan (Ordinance No. 173,381) to permit the addition of two antennas to an existing rooftop wireless telecommunication facility on an existing four-story commercial office building

Project:

The proposed project involves the location of an unmanned wireless telecommunication facility at an existing four-story commercial office building located at 11999 San Vicente Boulevard in the C4-1VL zone including installation of a new cabinet and the addition of two Omni antennas mounted on the south parapet wall where two antennas currently exist.

Applicant: Anthony Kassas, MMI Titan, Inc.; Representative: John Ryan

STAFF RECOMMENDS APPROVAL.

Jim Tokunaga, (213) 978-1309

4. **ZA 2006-10283-ZAD-1A**

CEQA: ENV-2006-10284-CE

Plan: Brentwood-Pacific Palisades

Council District: 11

Location: 14820 W. Pampas Ricas Blvd.

Expiration Date: 6-02-07

Appeal Status: Not further appealable

Public Hearing

An appeal of a 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 a 7-foot over-in-height fence, including a hedge, gate and pilaster with a light feature,

for a linear distance of 100 feet within the required front yard setback area of an existing single-family dwelling.

Applicant: Stuart Liner; Representative: Jennifer Klem

Appellant: Huntington Palisades Property Owners Corporation, LTD; Representative: Donald Poppe

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Albert Landini, (213)-978-1318

5. **ZA 2006-2976-ZAA-1A**

CEQA: ENV-2006-9277-CE

Plan: Brentwood-Pacific Palisades

Council District: 11

Location: 1015 Tigertail Road

Expiration Date: 5-16-07 (Extended)

Appeal Status: Not further appealable

Public Hearing

An appeal of a Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.07.01-C, 1 to permit a 5 foot yard setback for a carport.

Applicant: Stephen Ellis

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Patricia Brown, (213)-978-1306

6. **ZA 2006-6447-ZAD-1A**

CEQA: ENV-2006-6478-CE

Plan: Venice

Council District: 11

Location: 2337 McKinley Avenue

Expiration Date: 5-28-07

Appeal Status: Not further appealable

Public Hearing

An appeal of a Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.24-X, 7, of an over-in-height fence at 8 feet in height within the front yard setback.

Applicant: P. Kevin Morris; Representative: Pamela Hicks

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Patricia Brown, (213)-978-1306

7. **APCW-2006-8443-SPE-CU-SPR**

CEQA: ENV-2006-8444-MND

Plan: Palms-Mar Vista-Del Rey

Council District: 11

Location: 4040 Del Rey Avenue

Expiration Date: 5-02-07

Appeal Status: Appealable to Council

Public Hearing – Completed on March 12, 2007.

Request:

1. Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from the following Sections of the Glencoe/Maxella Specific Plan (Ordinance Nos. 169,102 and 171,946).
 - A. Section 6.D.4 to permit the construction of a commercial project with a Floor Area Ratio of 1.5:1 (total floor area of all buildings on the lot not to exceed one-and-one half times the buildable area of the lot) in lieu of the maximum Floor Area Ratio of 1.0:1 that is otherwise permitted by the Specific Plan.
 - B. Section 6.F.11 to permit the proposed project to provide 30 parking spaces in lieu of the minimum 51 parking spaces otherwise required (as set forth in Section 12.21.A.4(c)(1) of the Municipal Code).
2. Pursuant to Section 12.24 W 50 of the Municipal Code, a **Conditional Use** to permit the construction of a self storage building for household goods located in the CM Zone and within 500 feet or fewer of an R zone or residential use. (see attached maps).
3. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** Approval for projects which result in an increase of 50,000 gross square feet or more of non residential floor area.

Project:

Demolition of a one-story industrial building and a three unit multi-family building to allow the construction of a self storage facility consisting of four, three-story, 45 foot high buildings totaling 157,705 square feet, which includes an approximate 1,200 square foot business office and an optional 1,350 square foot caretaker's dwelling unit. The project proposes to provide 30 parking spaces on a 2.3 acre site having access from Glencoe, Del Rey, and Beach Avenues.

Applicant: Craig Jennings – The Great Fight; Representative: Don Wilkins

STAFF RECOMMENDS DISAPPROVAL.
Kevin Jones, (213)-978-1172

8. **ZA-2006-5112-ZAD-ZAA-1A**
CEQA: ENV-2006-5113-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 9933 Tower Grove Place
Expiration Date: 6-19-07
Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Zoning Administrator's **approval** of **1) a Zoning Administrator's Determination**, pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the continued maintenance of five retaining walls and construction of two retaining walls for a total of seven retaining walls observing heights varying between 4.3 and 20 feet in lieu of the maximum two permitted not exceeding a height of 10 feet each pursuant to Section 12.21-C,8 of the Municipal Code; **2) a Zoning Administrator's Adjustment**, pursuant to Los Angeles Municipal Code Section 12.28, from Sections 12.21-C,1(g), and 12.21-C,8 of the Los Angeles Municipal Code, to allow the continued maintenance of existing retaining walls in the northerly side yard and rear yard areas observing heights varying from 4.3 to 20 feet in lieu of the maximum 6 feet; and **3) a Zoning Administrator's Adjustment**, pursuant to Los Angeles Municipal Code Section 12.28, from Section 12.21,C-5(b) of the Los Angeles Municipal Code to allow the construction, use and maintenance of a gate house observing a 0-foot front yard in lieu of the required 55 feet.

Applicant: Lester Knispal; Representative: Leonard Liston
Appellant: Martha and Bruce Karsh; Representative: Amy Forbes

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

9. **ZA-2006-5116-ZAD-ZAA-1A**
CEQA: ENV-2006-5117-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 9937 Tower Grove Place
Expiration Date: 6-19-07
Appeal Status: Not further appealable

Public Hearing

An appeal of the Zoning Administrator's **approval of 1) a Zoning Administrator' Determination**, pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the construction, use and maintenance of one new 6-foot high retaining wall (Extension of Wall L) and the continued maintenance of four retaining walls (Walls O,L,3, and K) observing heights varying between 2.5 and 20 feet in lieu of the maximum two permitted not exceeding a height of 10 feet each pursuant to Section 12.21-C,8 of the Municipal Code; and **2) a Zoning Administrator's Adjustment**, pursuant to Los Angeles Municipal Code Section 12.28, from Sections 12.21-C,1(g) and 12.21-C,8 of the Los Angeles Municipal Code to allow the continued maintenance of existing retaining walls in the northerly, southerly side and rear yard areas observing at heights varying between 10.5 and 18 feet in lieu of the maximum 6 feet.

Applicant: Lester Knispal; Representative: Leonard Liston
Appellant: Martha and Bruce Karsh; Representative: Amy Forbes

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

10. **ZA-2006-5101-YV-ZAA-ZAD-1A**
CEQA: ENV-2006-5102-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 9941 Tower Grove Place
Expiration Date: 6-19-07
Appeal Status: Not further appealable

Public Hearing

An appeal of the Zoning Administrator's **approval of 1) a Zoning Administrator' Determination**, pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the construction, use and maintenance of one new 6-foot high retaining wall (Wall 4), in addition to the continued maintenance of two existing walls (Walls 2 and 3) for a total of three retaining walls in lieu of the maximum two permitted pursuant to Section 12.21-C,8 of the Municipal Code; **2) a Variance**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, from Section 12.21-A,17(c)(1) of the Municipal Code to permit the construction, use and maintenance of a single-family dwelling observing a height of 60 feet in lieu of the maximum 36 feet; and **3) a Zoning Administrator's Adjustment**, pursuant to Los Angeles Municipal Code Section 12.28, from Sections 12.21-C,1(g), and 12.21-C,8 of the Los Angeles Municipal Code to allow the continued maintenance of an existing retaining wall (Wall 3) in the southerly side yard area observing a height of 22 feet in lieu of the maximum 6 feet.

Applicant: Lester Knispal; Representative: Leonard Liston
Appellant: Martha and Bruce Karsh; Representative: Amy Forbes

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

11. 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, June 6, 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.