

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 19, 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 No. 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, **10 days** 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 **<http://www.lacity.org/pln/index.htm>**. 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 – August 1, 2007 and September 5, 2007

3. **APCW-2006-9483-SPE-CDP-CU-SPP-
SPR-MEL**

CEQA: ENV-2006-9485-MND
Plan: Venice

Council District: 11

Location: 901 S. Abbot Kinney Blvd.

Expiration Date: 07-18-07 (Extended)

Appeal Status: Appealable to City Council; CDP
appealable to Coastal Commission

Public Hearing – Completed June 11, 2007; case continued From August 1, 2007

REQUESTED ACTIONS:

1. Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from the following sections of the Venice Coastal Zone Specific Plan (Ordinance no. 175,693):
 - a. Section 9.B to permit clear but solid roof railings that are 42 inches in height in lieu of open design roof railings that do not exceed 36 inches in height as specified in the Specific Plan.
 - b. Section 9.C.1.d to permit four roof access structures to exceed 100 square feet.
 - c. Section 10F.3.A and Section 9.C.2 to permit a project with height varying from 40 feet 6 inches to a maximum of 55 feet in lieu of a maximum height of 30 feet for projects with flat roofs, and to permit roof access structures not exceeding 10 feet above the requested project height and building essentials not exceeding 5 feet above the requested project height.
 - d. Section 11.B.1.A to permit a project having an open landscaped irregularly-shaped courtyard with a depth of approximately 77 feet from Abbot Kinney and a depth of approximately 55 feet from Hampton Drive in lieu of the maximum dept of 15 feet that is otherwise permitted by the Specific Plan.
 - e. Section 11.B.3 to permit a Floor Area Ratio (FAR) of 2.06:1 in lieu of the maximum 1.5:1
2. Pursuant to Section 12.24 W 1 of the LAMC, a **Conditional Use** to (1) permit the sale and consumption of a full line of alcohol in conjunction with the restaurant use which includes an outdoor patio area, (2) permit the sale and consumption of a full line of alcohol in conjunction with the hotel including the lobby bar, meeting rooms, various lounge areas, and the roof pool deck with bar area, (3) to permit a full line of alcoholic beverages to be provided in liquor cabinets to be located with the hotel guest rooms, and (4) to permit the sale of a full line of alcoholic beverages by way of room service.
3. Pursuant to section 12.24 W 24 of the Municipal Code, a **Conditional Use** to permit a Hotel located within 500 feet of an R(residential) zone
4. Pursuant to section 12.20.2 of the LAMC, a **Coastal Development Permit**.
5. Pursuant to Section 16.05 of the LAMC, a **Site Plan Review** Approval for a project which creates 50 or more guest rooms.
6. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
7. 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.

RECOMMENDED ACTIONS:

1. **Disapprove** Specific Plan Exceptions for the following:
 - a. a project with a varying height from 40 feet 6 inches to a maximum of 55 feet;
 - b. to permit four roof access structures to exceed 100 square feet;
 - c. to permit a Floor Area Ratio (FAR) of 2.06:1.
2. **Approve** Specific Plan Exceptions for the following:
 - a. a project with a maximum height of 40-feet 6-inches for guest room floors, and 45-feet for the roof top pool deck;
 - b. clear roof railings that are 42 inches in height;
 - c. an open landscaped courtyard with a depth of approximately 77 feet from Abbot Kinney and a depth of approximately 55 feet from Hampton Drive.
3. **Approve** a Conditional Use to (1) permit the sale and consumption of a full line of alcohol in conjunction with the restaurant use which includes an outdoor patio area, (2) permit the sale and consumption of a full line of alcohol in conjunction with the hotel including the lobby bar, meeting rooms, and lounge areas (3) to permit a full line of alcoholic beverages to be provided in liquor cabinets to be located with the hotel guest rooms, and (4) to permit the sale of a full line of alcoholic beverages by way of room service, subject to Conditions of Approval, subject to Conditions of Approval.
4. **Approve** Conditional Use to permit a hotel located within 500 feet of an residential zone, subject to Conditions of Approval.
5. **Approve** Coastal Development Permit.
6. **Approve** Project Permit Compliance, as Conditioned, with the Venice Coastal Specific Plan.
7. **Approve** Mello Act Compliance Review.
8. **Approve** Site Plan Review.
9. **Adopt** Mitigated Negative Declaration No. ENV 2006-9485-MND.
10. **Adopt** the attached Findings.
11. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
12. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

PROPOSED PROJECT:

Demolition of two and a portion of a third building and construction of a five story (55 feet in height) building consisting of a 57 room hotel, approximately 1,165 square feet of ground floor retail, approximately 3,950 square foot restaurant, and approximately 2,750 square foot health spa. The project will provide 88 parking spaces in a two level subterranean parking garage, and provide for roof top amenities on a 23,307 square foot site classified in the C2-1-CA zone.

Applicant: The Ambrose Group, Diedre Wallace; Representative: Steve Catalano
Jim Tokunaga, (213)-978-1309

4. **ZA-2007-1563-ZAD-1A**
CEQA: ENV-2007-1565-CE
Plan: Bel Air – Beverly Crest

Council District: 5
Location: 512 N. Cascada Way
Expiration Date: 09-29-07
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 permit a retaining wall 5 feet 8 inches in height in lieu of the maximum 3 feet 6 inches otherwise allowed in the front yard pursuant to Section 12.21-C,1(g) of the Municipal Code in the R1 Zone.

Applicant: Glen M. Wool; Representative: Barbara Williams
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Daniel Green, (213)-978-1304

5. **APCW 2006-10438-SPE-CDP-SPP**
CEQA: ENV-2006-10439-MND
Plan: Venice

Council District: 11
Location: 629-631 Rose Avenue
Expiration Date: 09-19 -07
Appeal Status: Appealable to City Council; CDP appealable to Coastal Commission

Public Hearing – Completed August 13, 2007

REQUESTED ACTIONS:

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from the Venice Coastal Specific Plan (Ordinance 175,693) to permit a maximum building height of 35 in lieu of 30 feet and a street wall with a maximum height of 10.5 feet in lieu of 13 feet.

PROPOSED PROJECT:

The proposed project consists of the demolition of an existing 744 square foot commercial structure and the construction of a new 4,351 square feet, three-story mixed use building consisting of 314 square feet of commercial space on the ground floor and 3 residential dwelling units located on the second and third floors.

Applicant: Todd Flournoy and Jason Teague
Appellant: Same

STAFF RECOMMENDS DISAPPROVAL AS REQUESTED.
Christine Mahfouz, (213)-978-1175

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, October 3, 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.