

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, DECEMBER 5, 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 I**

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4, 5 and 6.

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 –

3. **AA 2006-5834-PMLA-1A**  
CEQA: ENV-2006-5836-CE  
Plan: West Los Angeles

**Council District:** 11  
**Location:** 1748 S. Colby Avenue  
**Expiration Date:** 12-08-07  
**Appeal Status:** Not appealable to City Council

**Public Hearing - Completed on September 19, 2007**

**An Appeal**, in part, of the **Advisory Agency's determination** requiring ½ guest parking per unit for a total of eight on-site parking spaces for a new three-unit condominium on a 5,300 square foot lot.

**Applicant:** Faraj Khodadadeh, Representative: DHS & Associates  
**Appellant:** Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.  
Susan Palmas, (213)-978-1333

4. **ZA-2007-2682-ZAD-1A**  
CEQA: ENV-2007-2681-CE  
Plan: Venice

**Council District:** 11  
**Location:** 46 E. Rose Avenue  
**Expiration Date:** 12-29-07  
**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** for the authorization to maintain a 4-foot 6-inch high wood fence over a 3-foot 6-inch to 4-foot high concrete block wall and associated wooden pedestrian gate for a maximum total height of 7 feet within the front yard setback area of property in the R1 Zone.

**Applicant:** Anatoly and Louise Rosinsky  
**Appellant:** Same

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



of the Venice Coastal Zone Specific Plan (Ordinance Nos. 175,693) as follows.

- A. Section 10.F.2.a to permit three dwelling units in lieu of two dwelling units as is otherwise permitted on a lot which has less than 4,000 square feet of area.
- B. Section 13.D and 13.E.2 to permit zero parking spaces in lieu of five parking spaces as is otherwise required by the Specific Plan.
2. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
3. 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).

**Proposed Project:**

Continued use and maintenance of three existing dwelling units (an existing duplex and a third dwelling unit converted from a garage), and the elimination of a fourth dwelling unit, while maintaining zero on-site parking spaces on a 2,703 square foot lot classified in the RD1.5-1-O zone and located in the North Venice subarea of the Venice Coastal Zone Specific Plan.

**Applicant:** Sean Gorman; Representative: John Parker, Pacific Crest Consultants

STAFF RECOMMENDS DISAPPROVAL.  
Jim Tokunaga, (213)-978-1309

**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, December 19, 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](mailto:APCWestLA@lacity.org).