

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 16, 2008, 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

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
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

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 – December 19, 2007

3. **CPC 2007-3276-CDO-ZC**

CEQA: ENV 2007-3277-ND

Plan: Westchester-Playa del Rey

Council District: 11

Location: Various

Expiration Date: 03-25-08

Appeal Status: N/A

Public Hearing - Completed on December 12, 2007

Project Location:

Various locations in Downtown Westchester generally covering properties with commercial plan designations along Sepulveda Boulevard between Los Angeles International Airport and 84th Place, bounded to the West by Sepulveda Westway and the East by Sepulveda Eastway, La Tijera Boulevard and Kittyhawk Avenue.

Requested Actions:

REVIEW AND COMMENT of the proposed Downtown Westchester Community Design Overlay District with corresponding design guidelines and development standards. This includes a **Zone Change** establishing the boundaries of the Westchester CDO and the appropriate [Q] conditions and [D] limitations for parcels within the CDO area.

Proposed Project:

No development project is proposed.

A City Initiated Community Design Overlay with Design Guidelines and Development Standards and corresponding zone-change with Qualifying Conditions is proposed for the Downtown Westchester Commercial Area. The proposed zone change also includes the reiteration and renumbering of existing Development Restrictions.

Recommended Actions:

No action required. For Review and Comment only. The City Planning Commission and the City Council are the decision-making bodies for this action.

Applicant: City of Los Angeles

Christopher Koontz, (213)-978-1193

4. **CPC 2006-3786-CDO**
Related Case: CPC 2007-2134-CA
CEQA: ENV 2007-1541-ND
Plan: Venice, Palms-Mar Vista
- Council District: 11**
Location: 104-4363 S. Lincoln Blvd.
Expiration Date: N/A
Appeal Status: N/A

Public Hearing

Project Location:

The area comprised of all parcels fronting Lincoln Boulevard between the Santa Monica—Los Angeles City boundary (between Ozone Avenue and Commonwealth Avenue) to the north and the Marina Expressway to the south.

Requested Actions:

REVIEW AND COMMENT of the proposed Lincoln Boulevard Community Design Overlay (CDO) District with corresponding design guidelines and development standards. This includes a **Zone Change** to those parcels lying within the Lincoln Boulevard CDO Boundary from C2-1 and [Q]C2-1 to [Q]C2-1-CDO, from C4-OX-2D to [Q]C4-OX-2D-CDO, from M1-1 and [Q]M1-1 to [Q]M1-1-CDO, from M2-1 to [Q]M2-1-CDO, from P-1 and [Q]P-1 to [Q]P-1-CDO, from [Q]PF-1XL to [Q]PF-1XL-CDO, from PF to [Q]PF-1-CDO, and from [T][Q]RAS4-1 to [T][Q]RAS4-1-CDO.

Pursuant to Section 12.32(S) of the Municipal Code, the adoption of a **Community Design Overlay** District with corresponding design guidelines and development standards.

Proposed Project:

No development project is proposed.

A Community Design Overlay District including Design Guidelines and Development Standards that will enhance the visual and aesthetic qualities of Lincoln Boulevard by encouraging pedestrian oriented development, restricting signage, and placing design controls on new developments and alterations of existing buildings.

Recommended Actions:

No action required. For Review and Comment only. The City Planning Commission and the City Council are the decision-making bodies for this action.

Applicant: City of Los Angeles

Shana Bonstin, (213) 978-1207

5. **APCW 2007-4121-BL**
Related Case: VTT 699483-SL
CEQA: ENV 2007-4030-MND
Plan: Palms-Mar Vista- Del Rey
- Council District: 5**
Expiration Date: 02-06-08
Appeal Status: Further appealable to City Council

Public Hearing- Completed on November 14, 2007

Project Location: 3308-3312 ½ S. Mentone Avenue

Requested Actions:

Pursuant to Section 12.32.F of the Los Angeles Municipal Code, the removal of a 25 feet **Building Line** (Ordinance 80321).

Proposed Project:

Development of six single family residences with 2 parking spaces per dwelling, on a 7,498 net square foot site, pursuant to Section 17.03 of the Los Angeles Municipal Code.

Recommended Actions:

Approve and recommend that the City Council adopt the **Building Line Removal** of a 25 feet building line established by Ordinance 80321, for the 50 feet frontage abutting the subject property. **Approve and Recommend** that the City Council adopt Mitigation negative Declaration No. ENV-2007-4030 MND **Adopt** the attached findings.

Applicant: Villas at Mentone; Representative: Thomas Iacobellis

Theodore Irving, (213)-978-1366

6. **TENTATIVE TRACT 53894-1A**

CEQA: ENV-2002-7553-MND

Plan: Venice

Council District: 11

Location: 741 Mildred Avenue

Expiration Date: 1-16-08

Appeal Status: N/A

Public Hearing - Completed March 15, 2006

A clarification of conditions from the decision of the Deputy Advisory Agency & Associate Zoning Administrator in approving Tentative Tract No. 53894, for the construction, use and maintenance of a 9-unit residential condominium.

Applicant: Richard Ehrman, Market Lofts, LLC

Joey Vasquez (213)-978-1352

7. **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, February 6, 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.