

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 19, 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. 3 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. **ZA 2005-7725-ZAA-1A**
CEQA: ENV 2005-7726-CE
Plan: Westchester-Playa Del Rey

Council District: 11
Location: 5245 Thornburn Avenue

REQUEST FOR CLARIFICATION

Request made by Timothy Dolberry to clarify the Commission's intent in adding Condition No. 17 which states "Windows located above the first floor on the West Elevation of the dwelling shall be permanently treated (e.g., frosted, glazed or rippled) so as to be opaque and to preclude clear visibility of adjoining properties. The opaque quality may allow the passage of light, but shall preclude clear visibility from the dwelling interior to the outside. The windows shall be opaque from the lower window sill to the top of the window or to a height at least 6 feet 6 inches as measured from the finished floor. (Added by West Los Angeles Area Planning Commission, October 5, 2006)."

- 3. **DIR 2007-1996-SPP-MEL-1A**
CEQA: ENV 2007-1997-CE
Plan: Venice

Council District: 11
Location: 1702 Abbot Kinney Boulevard
Expiration Date: 03/19/08
Appeal Status: Not further appealable

Public Hearing – Continued from February 6, 2008

An Appeal, of the Director's Determination, **approving** pursuant to Los Angeles Municipal Code Section 11.5.7, a **Specific Plan Project Permit Compliance** for the change of use of four existing single family dwelling units to allow for two commercial/retail structures that utilize the existing footprint which has an area of 2,564 square feet.

Applicant: Hadar Aizenman
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Christine Mahfouz, (213)-978-1175

4. **APCW 2007-3751-ZC-ZAA-SPP-CDP-MEL** **Council District:** 11
CEQA: ENV-2006-9080-MND-REC1 **Location:** 2304 Zeno Place
Plan: Venice **Expiration Date:** Extended to 05/01/08
 Appeal Status: Further appealable to City Council

Public Hearing – Completed on December 10, 2007

Project Location: **2304 Zeno Place**

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: Erik and Bridgette Almetz; Representative: Dwayne Oyler, Architect

Kevin Jones, (213)-978-1172

5. **ZA 2007-3442-CUB-SPP-1A** **Council District:** 11
CEQA: ENV 2007-3443-CE **Location:** 1305 South Abbot Kinney Boulevard
Plan: Venice **Expiration Date:** 04/14/08
 Appeal Status: Not further appealable

PUBLIC HEARING

Two Appeal, of certain parts and conditions of the Zoning Administrator's **approvals** of: **1)** Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a **Conditional Use** to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with the conversion of a commercial retail space to a new 1,248 square-foot restaurant in the C2 Zone; and **2)** Pursuant to Los Angeles Municipal Code Section 11.5.7-C, a **Specific Plan Project Permit Compliance** for the conversion of a retail space to restaurant use. **Appellant No. 1** appeals those parts and conditions concerning the required Coastal Development Permit, parking fee determination, construction impacts and related issues. **Appellant No. 2** appeals Condition Nos.: **6-** (hours of operation); **7-** (limit to 50 patrons); **18-** (required parking); **21-** (electronic age verification); and **26** (3 year grant time limit).

Applicant: Carol Ahn (applicant); Hadar Aizeman, ADC Development (property owner);
Representative: David Carlat

Appellant(s): 1. James Murez
2. Same (property owner)

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

6. **ZA 2005-4071-CUB-ZV-PA1-ZAA-1A**
CEQA: ENV 2005-4072-CE
Plan: West Los Angeles

Council District: 11
Location: 2024-2026 South Sawtelle Boulevard
Expiration Date: 03/19/08
Appeal Status: CUB-PA1-ZAA not further
appealable. ZV further appealable, if granted

PUBLIC HEARING

An Appeal, of the Zoning Administrator's: **1) denial**, pursuant to Los Angeles Municipal Code Section 12.24-M, of a **Plan Approval** to permit the modification of Condition No. 10 to allow valet parking to be provided to patrons for a fee in lieu of free of charge; and **2) from certain conditions of the approvals:** of a **Plan Approval** to permit the continued sale and dispensing of beer and wine in conjunction with the continued operation of an existing restaurant, including the addition of a 340 square-foot outdoor dining area; and, pursuant to Los Angeles Municipal Code Section 12.28, of a **Zoning Administrator's Adjustment** from Ordinance No. 73,915 to allow the existing and new patio areas to encroach a maximum of 8 feet into the building line area. Specifically appealed are Condition Nos.: **10-** (free valet parking and two parking attendants); **24-** (parking to the satisfaction of the Department of Building and Safety); and **25-** (valid revocable permit for patio encroachment).

Applicant: Kenji Minamida, Sawtelle Kitchen, Representative: Rob Glushon
Appellant(s): Same

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

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, April 2, 2008** 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.