

**WEST LOS ANGELES AREA PLANNING COMMISSION**

**\*\*\*SPECIAL 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(s). 3, 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. **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)."

- D. The Minutes of Meeting for February 6, 2008 and March 5, 2008.

- 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 GRANT THE APPEAL IN PART. DENY THE DIRECTOR'S DETERMINATION.

Christine Mahfouz, (213)-978-1175

4. [APCW 2007-3751-ZC-ZAA-SPE-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:**

1. Pursuant to Section 12.32 of the Municipal Code a **Zone Change** from M1-1 (Limited Industrial Zone) to (T)(Q) CM-1 (Commercial Manufacturing Zone).
2. 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 Nos. 175,693) as follows:
  - A. Section 10.G.3 to permit a building with a height of 30 feet in lieu of the maximum 25 feet which is otherwise permitted for projects with a flat roof by the Specific Plan.
  - B. Section 10.G.4 to permit vehicular access for four of the nine parking spaces via Victoria Avenue in lieu of from the adjacent alleyway as otherwise required by the Specific Plan.
3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to permit a zero (0) foot side yard in lieu of the minimum required five foot side yard.
4. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** to allow the demolition of an existing single-family dwelling and automobile repair facility to permit the construction of a four unit residential building.
5. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone specific Plan.
6. 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:**

Demolition of an existing single-family dwelling and automobile repair facility to construct four residential units approximately 30-feet high providing nine parking spaces on a 5,000 square foot (sq. ft.) site.

**Recommended Actions:**

1. **Disapprove** the requested **Zone Change** from M1-1 (Limited Industrial Zone) to (T)(Q) CM-1 (Commercial Manufacturing Zone).
2. **Disapprove** the requested **Specific Plan Exception** to permit a building with a height of 30 feet in lieu of the maximum 25 feet.
3. **Disapprove** the requested **Specific Plan Exception** to permit vehicular access for four of the nine parking spaces via Victoria Avenue in lieu of from the adjacent alleyway as otherwise required by the Specific Plan.
4. **Disapprove** the requested **Adjustment** to permit a zero (0) foot side yard in lieu of the minimum required six foot side yard.

5. **Disapprove** the requested **Coastal Development Permit** to allow the demolition of an existing single family dwelling and an Automobile repair facility to allow the construction of a four residential unit building.
6. **Disapprove** the requested **Project Permit Compliance** determination with the Venice Coastal Zone specific Plan.
7. **Disapprove** a Mello Act Compliance Review for projects in the Coastal Zone.
8. **Adopt** the attached Findings.

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

Kevin Jones, (213)-978-1172

5. **ZA 2007-3442-CUB-SPP-1A**  
CEQA: ENV 2007-3443-CE  
**Plan:** Venice

**Council District:** 11  
**Location:** 1305 South Abbot Kinney Boulevard  
**Expiration Date:** 04/14/08  
**Appeal Status:** Not further appealable

#### **PUBLIC HEARING**

**Two Appeals**, 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 APPEAL.  
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](mailto:APCWestLA@lacity.org).