

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 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. 3, 4 and 7.

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 272, 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 – April 2, 2008

3. **AA 2004-7147-PMLA-1A**

CEQA: ENV 2004-7148-MND

Plan: Brentwood-Pacific Palisades-Brentwood Glen

Council District: 11

Location: 444 N. Surfview Drive

Expiration Date: 2-27-08

Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Advisory Agency's **approval** pursuant to Los Angeles Municipal Code Section 11.5.7, a **Parcel Map No. AA 2004-7147-PMLA-1A** for the subdivision a site into two single-family parcels of approximately 15,800 square feet each.

Applicant: Long K. Ta, Representative: Philip J. Hess

Appellant(s): **1)** Walter O'Brien; **2)** Joshua Liechtberg, Representative: Ronald Rosen; **3)** Pacific View Estates Homeowners Association, Representative: John B. Murdock

STAFF RECOMMENDS DENIAL OF THE APPEALS.

Lynn Harper, (213)-978-1467

On February 6, 2008 the West Los Angeles Area Planning Commission set aside the September 30, 2005 "deemed denied" ruling on AA 2007-7147-PMLA-1A.

4. **ZA 2007-4242-CU-1A**

CEQA: ENV 2007-4243-CE

Plan: Westwood

Council District: 5

Location: 1100 S. Glendon Avenue

Expiration Date: 2-06-08

Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a **Conditional Use** to allow the construction, use and maintenance of a wireless telecommunications facility, mounted on the facades and roof of a commercial building located in the C4-2D-O Zone.

Applicant: Omnipoint Communications Inc.; Representatives: Courtney Schmidt and John Crosse

Appellant: Howard Katz, Casden Properties, LLC

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron, (213)-978-1307

5. [APCW 2007-2509-SPE-ZV-SPP-DRB](#)
CEQA: ENV 2007-2510-MND
Plan: Brentwood-Pacific Palisades

Council District: 11
Expiration Date: 5-01-08
Appeal Status: Appealable to City Council

Public Hearing - Completed on December 10, 2007 and March 27, 2008

Project Location: 11726 San Vicente Boulevard

Requested Actions:

1. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** to permit the location of a wireless telecommunication facility along a designated Scenic Highway within the San Vicente Scenic Corridor Specific Plan (Ordinance No.'s 161,766 and 173,381).
2. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to allow wireless telecommunication antennae and equipment to be located on the rooftop of an existing office building which is 56 feet tall, in lieu of the maximum height limit of 45 feet permitted by the C1.5 1VL zone. The proposed wireless telecommunication facility will not exceed the height of the existing building.
3. Pursuant to Section 11.5.7 of the Municipal code, a **Project Permit** Compliance determination with the San Vicente Scenic Corridor Specific Plan.
4. Pursuant to Sections 16.50; 11.5.7; the San Vicente Scenic Corridor Specific Plan; and with recommendation given by the San Vicente Design Review Board a **Design Review** determination.

Proposed Project:

Installation, use and maintenance of an unmanned wireless telecommunication facility consisting of antennae and equipment cabinets to be located on the roof and penthouse of an existing six-story commercial building located on a 13,125 square foot lot classified in the C1.5-1VL zone and also located within the boundaries of the San Vicente Scenic Corridor Specific Plan area.

Recommended Actions:

1. **Approve** a **Specific Plan Exception** to permit the location of a wireless telecommunication facility along a designated Scenic Highway.
2. **Approve** a **Zone Variance** to allow wireless telecommunication antennae and equipment to be located on the rooftop of an existing office building which is 56 feet tall, in lieu of the maximum height limit of 45 feet permitted by the C1.5-1VL zone.
3. **Approve** a **Project Permit** Compliance determination with the San Vicente Scenic Corridor Specific Plan.
4. **Approve** a **Design Review** determination with the San Vicente Scenic Corridor Specific Plan.
5. **Adopt** Mitigated Negative Declaration No. 2007-2510-MND.
6. **Adopt** the attached Findings.
7. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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.
8. **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.

Applicant: T-Mobile, Bryan Stotelmeyer; Representative: Trillium Telecom Services

Kevin Jones, (213)-978-1172

6. **TT-68637-CN-1A**
CEQA: ENV 2006-104-MND
Plan: West Los Angeles

Council District: 11
Location: 11918-11920 W. Venice Boulevard
Expiration Date: 5/24/08
Appeal Status: Further appealable to City Council

Public Hearing

An Appeal, of the decision by the Advisory Agency in **approving**, pursuant to Los Angeles Municipal Code Section 17.03, Tentative Tract Map No. 68637-CN for a proposed 1-lot subdivision for a maximum new 6-unit residential condominium project in the R3-1Zone; specifically **condition number 10.i** (There shall be no balconies facing the rear of the property).

Applicant: Jodi Floratos, SVC Development LLC
Appellant: Anthony Folsom, Venice Homeowners Association

STAFF RECOMMENDS DENIAL OF THE APPEAL.
David Silverman, (213)-978-1362

NOTE: Any appeal to the City Council must be filed within 10 days after the mailing date of the written determination of the action of the West Los Angeles Area Planning Commission.

7. **DIR 2007-1149-BSA-1A**
CEQA: N/A
Plan: Brentwood-Pacific Palisades

Council District: 11
Location: 170 N. Church Lane
Expiration Date: 4-28-08
Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Advisory Agency's **denial** and the Determination, pursuant to Los Angeles Municipal Code Section 12.26-K, that the Department of Building and Safety **did not err** in issuing Order to Comply No. 170 Church (3), since the exterior lighting installed under electrical permits is in violation of various Zoning Administration cases that regulate the use of this building.

Applicant: Sunset 8 Investors, LLC and G.H. Capital; Representative: Ellia Thompson
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Eric Ritter, (213)-978-1321

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, May 7, 2008** 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.