

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 21, 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 5.

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
- C. Draft Urban Design Principles – Emily Gabel Luddy & Simon Pastucha

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – Will resume on June 4, 2008

3. **DIR 2006-10495-SPP-1A**

CEQA: ENV-2006-10496-CE
Plan: Venice

Council District: 11

Location: 534 Victoria Avenue

Expiration Date: 5-21-08 Extended

Appeal Status: Not further appealable

Public Hearing – Continued from March 5, 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 an existing 6,653- square foot warehouse to a manufacturing office with a new façade and balcony.

Applicant: Kyle Cooper; Representative: Sharyl Beebe

Appellant: Harrison Levey

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Kevin Keller, (213)-978-1211

4. **ZA 2007-1399-CU-1A**

CEQA: ENV 2007-1400-ND
Plan: Brentwood-Pacific Palisades

Council District: 11

Location: 1343 N. Charmel Place

Expiration Date: 06/08/08

Appeal Status: Not further appealable

Public Hearing

An Appeal, of the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a Conditional Use to permit the installation, use and maintenance of an unmanned wireless telecommunications facility.

Applicant: Scott Harry, T-Mobile; Representative: Scott Dunaway

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Pat Brown, (213)-978-1318

5. **VTT-68731-CC-1A**
CEQA: ENV 2007-1461-CE
Plan: Westchester-Playa Del Rey

Council District: 11
Location: 5357 W. 99th Place
Expiration Date: 5/07/08 - Extended
Appeal Status: Further appealable to City Council

Public Hearing

An Appeal, of the decision by the Advisory Agency in **disapproving**, pursuant to Los Angeles Municipal Code Section 17.03 and 12.95.2, Tentative Tract Map No. 68731, composed of 1-lot for a maximum 8-unit condominium conversion in the Los Angeles International Airport Plan.

Applicant: Paul Ling
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Joey Vasquez, (213)-978-1352

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.

6. **APCW 2007-4966-SPE-CU-ZV-ZAA**
CEQA: ENV 2006-9595-MND-REC1
Plan: North Westwood Village

Council District: 5
Expiration Date: 5-21-08
Appeal Status: Appealable to City Council

Public Hearing - Completed on February 22, 2008

Project Location: 613 S. Gayley Avenue

Requested Actions:

1. Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from Section 5.C.2 of the North Westwood Village Specific Plan (Ordinance No. 163,202) to permit 28 parking spaces in lieu of 34 parking spaces otherwise required.
2. Pursuant to Section 5.B.2 of the North Westwood Village Specific Plan, a **Conditional Use** for a fraternity house.
3. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit
 - a. 28 tandem parking spaces within a garage with reduced parking bay dimensions of 51 feet in lieu of 60 feet (and 37 feet in lieu of 40.33 feet for single-loaded compact spaces).
 - b. 9 compact spaces in lieu of 5 compact spaces otherwise permitted, with parking attendants to park vehicles at all times.
 - c. 28 tandem parking for guest rooms, in lieu of all parking spaces for guest rooms being individually accessible as otherwise required by LAMC Section 12.21 A 5(h)(2).
4. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to required yards as follows:
 - a. (Front Yard) Section 12.11.C.1, to permit a deck to observe an 8 foot, 3 inch front yard setback; stairways to observe a 6 foot front yard setback and a handicap-access lift to observe a 10 foot front yard setback in lieu of a fifteen foot front yard setback otherwise required.
 - b. (Side Yard) Section 12.11. C 2, to permit the garage level of a fraternity house and stairways to observe a zero foot side yard; the residential level of a fraternity house to observe a 6 foot size yard; and an on-grade stairway to observe an approximately 18 inch southerly side yard (and rear yard) in lieu of an eight foot side yard that is otherwise required.
 - c. (Rear Yard) Section 12.11 C.3, to permit a fraternity house to observe a 15 foot rear yard; a

stairway to observe a 6 ½ foot rear yard; and an on-grade stairway to observe a zero-foot rear yard (and side yard) in lieu of a 17 foot rear yard as is otherwise required.

Proposed Project:

Demolition of an existing fraternity house which contains 16 guest rooms and zero on-site parking spaces, and construction of a new fraternity house, containing 23 guest rooms and 28 onsite parking spaces. The new fraternity house is proposed to have four levels of residential use above a semi-subterranean parking level. The project is located on a sloping lot classified in the [Q] R4-1VL zone and also located within the boundaries of the North Westwood Village Specific Plan.

Recommended Actions:

1. **Approve** an **Exception** from Section 5.C.2 of the North Westwood Village Specific Plan to permit 28 parking spaces.
2. **Approve** Pursuant to Section 5.B.2 of the North Westwood Village Specific Plan, a **Conditional Use** for a fraternity.
3. **Approve** a **Zone Variance** to permit 28 tandem parking spaces within a garage with reduced parking bay dimensions of 51 feet in lieu of 60 feet (and 37 feet in lieu of 40.33 feet for single-loaded compact spaces); and 9 compact spaces with parking attendants to park vehicles at all times, and Tandem parking for guest rooms, in lieu of all parking spaces for guest rooms being individually accessible as otherwise required by LAMC Section 12.21 A 5(h)(2).
4. **Approve** an **Adjustment** to Section 12.11.C.1 (front yard) of the North Westwood Village Specific Plan to permit a deck to observe an 8 foot, 3 inch front yard setback; stairways to observe a 6 foot front yard setback and a handicap-access lift to observe a 10 foot front yard setback.
5. **Approve** an **Adjustment** to Section 12.11. C 2 (side yard) of the North Westwood Village Specific Plan to permit the garage level of a fraternity house and stairways to observe a zero foot side yard; the residential level of a fraternity house to observe a 6 foot size yard; and an on-grade stairway to observe an approximately 18 inch southerly side yard (and rear yard).
6. **Approve** an **Adjustment** to Section 12.11 C.3 (rear yard) of the North Westwood Village Specific Plan to permit a fraternity house to observe a 15 foot rear yard; a stairway to observe a 6 ½ foot rear yard; and an on-grade stairway to observe a zero-foot rear yard (and side yard) setback.
7. **Adopt** ENV-2006-9595-MND-REC1.
8. **Adopt** the attached **Findings**.
9. **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: Phi Kappa Psi Fraternity; Representative: John Parker

Lynda Smith, (213)-978-1170

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, June 4, 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.