

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 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**

Sean O. Burton, President
Glenda E. Martinez, Vice President
Erica Teasley Linnick, Commissioner
David O. Washington Ph.D., Commissioner
Vacant, Commissioner

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s). 3, 6, 7, 8 and 9.

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 – June 4, 2008 and July 16, 2008

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

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

Council District: 11

Expiration Date: 9-17-08 (Extended)

Appeal Status: Not further appealable

Public Hearing – Continued from May 21, 2008

Project Location: 534 Victoria Avenue

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: DENY THE APPEAL

Kevin Keller, (213)-978-1211

4. **APCW 2007-2429-SPE-SPP-CDP-MEL**

CEQA: ENV 2007-2430-MND
Plan: Venice

Council District: 11

Expiration Date: 9-17-08 (Extended)

Appeal Status: Appealable to City Council

Public Hearing – Completed on June 2, 2008 - Continued from July 16, 2008

Project Location: 10 E. 19th Avenue

Requested Actions:

- 1. 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.F.2 to permit density to be calculated by permitting one unit for each 479 square feet of lot area in lieu of the required 1,500 square feet per unit as specified by the Specific Plan.
 - B. Section 13.D to permit the requested 11th unit to provide only one parking space in lieu of two (2) parking spaces per dwelling unit and one guest parking space as is otherwise required..

2. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.

Proposed Project:

Continued use and maintenance of eleven dwelling units (an existing ten unit apartment building providing 16 parking spaces and an eleventh unit converted from storage space) and the addition of one uncovered parking space for a total of 17 parking spaces on a 5,280 square foot site classified in the R3-1-O Zone and also located within the North Venice Subarea of the Venice Coastal Zone Specific Plan.

Recommended Actions:

1. **Disapprove** the requested **Specific Plan Exception** to permit density to be calculated by permitting one unit for each 479 square feet of lot area in lieu of the required 1,500 square feet per unit as specified by the Specific Plan.
2. **Disapprove** the requested **Specific Plan Exception** to permit the requested 11th unit to provide only one parking space in lieu of two (2) parking spaces per dwelling unit and one guest parking space as is otherwise required..
3. **Disapprove** the requested **Project Permit Compliance** determination with the Venice Coastal Zone specific Plan.
4. **Disapprove** a Mello Act Compliance Review for projects in the Coastal Zone.
5. **Adopt** the attached Findings.

Applicant: Glen and Jane Hickerson; Representative: Steve Kaali

Staff: Kevin Jones (213)-978-1172

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| 5. <u>APCW 2007-5586-SPE-SPP</u>
CEQA: ENV 2007-5587-MND
Plan: Westchester-Playa Del Rey | Council District: 11
Expiration Date: 9-17-08
Appeal Status: Appealable to City Council |
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Public Hearing - Completed on February 9, 2007 – Continued from August 6, 2008

Project Location: 319 E. Rees Street

Requested Actions:

1. Pursuant to Section 11.5.7.F of the Municipal Code, **Exceptions** from the Coastal Bluffs Specific Plan (Ordinance No. 170,046) as follows:
 - a. From 5.C.1 maintain the existing five foot wide side yards in lieu of providing side yards that are a minimum of 6 feet wide.
 - b. From 5.D.2 to permit a project which will cover 46% of the area of lot in lieu of the 45% lot coverage that is otherwise permitted (current lot coverage is 34%).
2. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Coastal Bluffs Specific Plan.

Proposed Project:

The **addition of 2,021 square feet** (a second and third story) to an existing one-story single family dwelling located on a 4,587.9 square foot lot classified in the R1-1 Zone and also located in Subarea 1 of the Coastal Bluffs Specific Plan.

Recommended Actions:

1. **Approve** an **Exception** from Section 5.C.1 of the Coastal Bluffs Specific Plan to maintain the existing five foot wide side yards along the western property line.

2. **Disapprove** an **Exception** from Section 5.C.1 of the Coastal Bluffs Specific Plan to provide minimum 5 foot side yards along the easterly property line.
3. **Disapprove** an **Exception** from Section 5.D.2 of the Coastal Bluffs Specific Plan to permit a project which will cover 46% of the lot area.
4. **Approve** a **Project Permit Compliance** determination with the Coastal Bluffs Specific Plan.
5. **Adopt** ENV 2007-5587-MND.
6. **Adopt** the attached Findings.
7. **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: James Press; Representative: Carolina Abrego-Pineda

Staff: Lynda Smith (213)-978-1170

6. **AA 2006-8619-PMLA-1A**
CEQA: ENV 2006-8620-MND
Plan: Venice

Council District: 11
Expiration Date: 9-17-08 (Extended)
Appeal Status: Not further appealable

Public Hearing – Continued from August 6, 2008

Project Location: 303 E. Venice Way

An Appeal, of the Advisory Agency's **approval** of a two-parcel Small Lot Subdivision in lieu of three parcels originally requested.

Applicant: Maury Ruano
Appellant: Same

STAFF RECOMMENDS: DENY THE APPEAL
Marc Woerschling, (213) 978-1467

7. **AA 2007-4143-PMLA-SL-1A**
CEQA: ENV 2007-4144-MND
Plan: Venice

Council District: 11
Expiration Date: 9-17-08 (Extended)
Appeal Status: Not further appealable

Public Hearing

Project Location: 720 E. Brooks Avenue

An Appeal, of the Advisory Agency's approval of a two-parcel Small Lot Subdivision from a lot containing 5,203 square feet.

Applicant: Kevin McVeary
Appellant: Nathalie Godts

STAFF RECOMMENDS: DENY THE APPEAL
Marc Woerschling, (213) 978-1467

8. **ZA 2007-4161-CDP-ZAA-1A**
CEQA: ENV 2007-4144-MND
Plan: Venice
- Council District:** 11
Expiration Date: 9-17-08 (Extended)
Appeal Status: Not further appealable to City Council, CDP further appealable to Coastal Commission

Public Hearing

Project Location: 720 E. Brooks Avenue

An Appeal, of the Zoning Administrator's **approvals**, pursuant to Los Angeles Municipal Code Section 12.20.2 of a **Coastal Development Permit** to allow the construction, use and maintenance of two single-family dwellings, on two parcels served by four parking spaces in conjunction with Parcel Map LA No. AA 2007-4143-PMLA-SL, in the single permit jurisdiction area of the California Coastal Zone; and

Pursuant to Los Angeles Municipal Code Section 12.28 a **Zoning Administrator's Adjustment** from Section 12.09.1-B,3 of the Los Angeles Municipal Code to permit a reduced rear yard setback of 5 feet in lieu of the required 15-foot rear yard; and

A **Zoning Administrator's Adjustment** from Section 12.21.C,2(a) of the Los Angeles Municipal Code to permit a reduced space between buildings of 2 inches in lieu of the 12 feet required.

Applicant: Kevin McVeary

Appellant: Nathalie Godts; Representative: Noel Weiss

STAFF RECOMMENDS: DENY THE APPEAL

Marc Woerschling, (213) 978-1467

9. **VTT 63486-M1-1A**
CEQA: ENV 2005-4704-MND
Plan: Westchester-Playa Del Rey
- Council District:** 11
Expiration Date: 9-17-08 (Extended)
Appeal Status: Further appealable to City Council

Public Hearing – Continued from August 6, 2008

Project Location: 7401-7425 Sepulveda Boulevard

An appeal, of the Deputy Advisory Agency's entire **approval** of **Vesting Tentative Tract No. 63486-M1** for a modification to permit a one lot subdivision for the construction of a 24-unit residential condominium in the RD1.5-1XL zone.

Applicant: Seimone Jurjis

Appellant: Same

STAFF RECOMMENDS: GRANT THE APPEAL IN PART

Maya Zaitzevsky, (213) 473-9983

10. [APCW 2008-317-SPE-CUB-ZV-CDP-SPP](#)
CEQA: ENV 2008-318-MND
Plan: Venice

Council District: 11
Expiration Date: 9-20-08
Appeal Status: Appealable to City Council

Public Hearing – Completed on August 4, 2008

Project Location: 1697 Pacific Avenue

Proposed Project

Expansion of alcohol service area and restaurant dining from the existing indoor and outdoor ground floor café (serving 72 patrons) to a proposed new 1,700 square foot roof deck with an outdoor café that will accommodate an additional 92 patrons, for a total of 164 patrons and to permit an upgrade of an existing beer and wine license to a full line of alcoholic beverages for on site consumption all in conjunction with an existing 5-story, 122 room hotel. The project is located on a 28,052 square foot site classified in the C2-1-CA Zone and also located within the boundaries of the Venice Coastal Zone Specific Plan.

Requested Actions:

1. Pursuant to Section 11.5.7 F of the Municipal Code, an Exception from Section 13.D of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to provide zero (0) additional parking spaces in lieu of the minimum 17 additional parking spaces required in conjunction with the 1,700 square foot expansion of the ground floor café to the roof deck of the hotel.
2. Pursuant to Section 12.24 W.1 of the Municipal Code, a Conditional Use to upgrade the hotel's existing beer and wine license to a full line of alcoholic beverages and to permit the expansion of alcohol service area from the existing ground floor indoor and outdoor café (72 patrons) to the new roof deck outdoor café that will accommodate an additional 92 patrons (total 164 patrons).
3. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.14 A.1(b)(3) to permit the consumption of food and beverages, including alcoholic beverages, to take place outdoors on the roof of an existing 5-story hotel in lieu of being conducted in a ground floor restaurant or entirely within a completely enclosed building as is otherwise permitted.
4. Pursuant to Section 12.20.2 a Coastal Development Permit for the proposed expansion of the existing café on the ground floor to the roof deck and the expansion of alcohol service from the existing café on the ground floor to the roof deck.
5. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.

Recommended Actions:

1. **Approve** a Specific Plan Exception from Section 13.D of the Venice Coastal Zone Specific Plan to provide zero (0) additional parking spaces, subject to the attached Conditions of Approval.
2. **Approve** a Conditional Use to upgrade the hotel's existing beer and wine license to a full line of alcoholic beverages and to permit the expansion of alcohol service area from the existing ground floor indoor and outdoor café to the new roof deck outdoor café, subject to the attached Conditions of Approval.
3. **Approve** a Variance from Section 12.14 A.1(b)(3) to permit the consumption of food and beverages, including alcoholic beverages, to take place outdoors on the roof of an existing 5-story hotel.
4. **Approve** Coastal Development Permit for the expansion of the existing café on the ground floor to the roof deck and the expansion of alcohol service from the existing café on the ground floor to the roof deck.
5. **Approve** Project Permit Compliance with the Venice Coastal Zone Specific Plan.
6. **Adopt** Mitigated Negative Declaration No. ENV-2008-318-MND.
7. **Adopt** the attached Findings.
8. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.

Applicant: Marina Pacific Hotel; Representative: Clare Bronowski

Staff: Jim Tokunaga (213)-978-1309

11. 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, October 1, 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.