

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 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**

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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s). 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

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting

3. **APCW 2007-4946-SPE-SPP**

CEQA: ENV 2007-4947-ND

Plan: Westwood

Council District: 5

Expiration Date: 11-8-08

Appeal Status: Appealable to City Council

Public Hearing – Continued from November 5, 2008

Project Location: 447 S. Landfair Avenue

Proposed Project:

Continued use and maintenance of eleven dwelling units (an existing 10 unit apartment building providing 10 parking spaces and an additional 11th unit). The additional unit is proposed as a University Bonus Unit and will provide zero additional parking spaces. The proposed project is located on a 7,988 square foot lot classified in the [Q]R4-1VL zone and also located within the North Westwood Village Specific Plan area.

Recommended Actions:

- 1. Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from Section 5.C of the North Westwood Village Specific Plan (Ordinance No. 163,202) to permit zero additional parking spaces for a designated University Bonus Unit in lieu of the 2 ½ parking spaces per unit otherwise required.
- 2. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance determination with the North Westwood Village Specific Plan to permit the continued use and maintenance of an existing dwelling unit as a University Bonus Unit.

Applicant: Susan Choueke

Lynda Smith, (213) 978-1170

4. **AA-2008-2392-PMLA-CN-1A**
CEQA: ENV 2008-2394-CE
Plan: West Los Angeles

Council District: 11
Expiration Date: 11-21-08
Appeal Status: Not further appealable

Public Hearing

Project Location: 2116-2120 S. Federal Avenue

Requested Actions:

Preliminary Parcel Map No. AA 2008-2392-PMLA is proposing to maintain the existing two-lots (approximately 6,694 square feet each) and develop two condominium units on each lot for a total of four-units.

Proposed Project:

Demolition of the existing structures on-site for the construction, use and maintenance of four units within two buildings (one building on each lot).

Recommended Actions:

1. Recommend that the West Los Angeles Area Planning Commission deny the appeal; sustain the Deputy Advisory Agency's Approval of AA 2008-2392-PMLA-CN; Find that the project is Categorically Exempt

Applicant: SDF Federal, LLC; Representative: Daniel Schneider

Appellant: Westside Residents Association; Vickie Casas

Staff: Sarah Rigamat, (213) 978-1382

5. **DIR 2008-3931-SPP-1A**
CEQA: ENV 2008-910-CE
Plan: Westwood

Council District: 5
Expiration Date: 12-30-08
Appeal Status: Not further appealable

Public Hearing

Project Location: 940 Westwood Boulevard

Proposed Project:

Tenant improvements for a neighborhood retail establishment, located at 940 Westwood Boulevard.

Recommended Actions:

1. Deny the appeal.
2. Sustain the Director's Determination
3. Find that the project is Categorically Exempt

Applicant: Smoothie King; Representative: Dennis Barnett

Appellant: Steven D. Sann (Westwood Village Business Association, Greater West Los Angeles Chamber of Commerce, North Westwood Village Residents Groups, Phillip Gabriel)

Christopher Koontz, (213) 978-1193

6. 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, December 3, 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.