

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 3, 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 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 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 2007-2429-SPE-SPP-CDP-MEL**

CEQA: ENV 2007-2430-MND
Plan: Venice

Council District: 11

Expiration Date: 12-3-08 (Extended)

Appeal Status: Appealable to City Council

Public Hearing – Completed on June 2, 2008 - Continued from October 15, 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

4. **AA 2007-1861-PMLA-CN-1A**
CEQA: ENV 2007-1862-MND
Plan: West Los Angeles

Council District: 11
Expiration Date: 12-9-08
Appeal Status: Not further appealable

Public Hearing

Location: 2108 S. Federal Avenue

Requested Actions:

1. Appeal of the Advisory Agency's approval of two condominium units.

Proposed Project:

Parcel Map for two condominium units on a 6,695 square foot lot.

Recommended Actions:

1. **Deny** the Appeal.
2. **Sustain** the action of the Advisory Agency
3. **Adopt** the attached Findings.
4. **Adopt** ENV 2007-1862-MND.

Applicant: Amir Moghadam

Appellant: Vickie Casas

Staff: Marc Woerschling (213)-978-1467

5. **APCW 2007-4975-SPE-ZV-ZAA-CDP-SPP-MEL**
CEQA: ENV 2007-4946-MND
Plan: Venice

Council District: 11
Expiration Date: 12-6-08
Appeal Status: Appealable to City Council

Public Hearing – Completed on October 17, 2008

Location: 5218 S. Pacific Avenue

Requested Actions:

Specific Plan Exceptions, Variances, Coastal Development Permit, Project Permit Compliance and Mello Act Compliance.

Proposed Project:

Addition of three dwelling units to an existing two unit apartment (for five total units) by permitting the conversion of three guest rooms into dwelling units. The proposed project is located on a 3,819 square foot lot classified in the RW1-1 Zone and also located within the boundaries of the Ballona Lagoon West Bank Subarea of the Venice Coastal Zone Specific Plan.

Recommended Actions:

Disapproval

Applicant: Morris Magid; Representative: Constantine Tziantzis

Staff: Linda Smith (213)-978-1170

6. **ZA 2007-3515-CDP-CUB-SPP-1A**
CEQA: ENV 2007-1862-MND
Plan: West Los Angeles

Council District: 11
Expiration Date: 12-12-08
Appeal Status: CDP further appealable to the Coastal Commission

Public Hearing

Location: 2321 Abbot Kinney Boulevard

An appeal in part of the Zoning Administrator's determination **1)** pursuant to Los Angeles Municipal Code Section 12.20.2, for approval a Coastal Development Permit to allow the change of use of a 2,167 square-foot market/deli to market/deli and café on a 14,483 square-foot lot located within the single jurisdiction of the California Coastal Zone; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W, 1, the approval of a Conditional Use to permit the sale and dispensing of beer and wine only for on-site and off-site consumption in conjunction with the market/deli and café; and **3)** pursuant to Los Angeles Municipal Code Section 11.5.7, approval of a Specific Plan Project Permit Compliance for the proposed change of use from a market/deli to market/deli and café.

Applicant: Patrice Martinez, Martineau & Co., Inc.; Bennett Living Trust, Michael Bennett,
Trustee Representative: David Carlat

Appellant: Same

Staff: Larry Friedman (213)-978-1225

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, December 17, 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.