

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 5, 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). 3, 6 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

3. **DIR-2007-5032-DRB-SPP-1A**

CEQA: ENV 2007-5033-CE

Plan: Brentwood-Pacific Palisades

**Council District:** 11

**Expiration Date:** 11-12-08

**Appeal Status:** Appealable to City Council; CDP is appealable to California Coastal Commission

**Public Hearing – Continued from October 15, 2008**

**Project Location:** 11920 San Vicente Boulevard

**Requested Actions:**

Pursuant to Section 11.5.7 and 16.50 of the Municipal Code, a **Design Review and Project Permit Compliance** determination with the San Vicente Scenic Corridor Specific Plan.

**Proposed Project:**

An Appeal of the Director of Planning's approval of a Design Review and Project Permit Compliance for the exterior renovation of an existing one-story commercial building, including the installation of new door and windows, lighting, landscaping; a new trash enclosure; and a sign program.

**Recommended Actions:**

- 1. **Deny** the Appeal.
- 2. **Sustain** the Director's Determination (Exhibit B).
- 3. **Adopt** the attached Findings.

**Applicant:** Four Sided Properties; Representative: Carlos Rocha

**Appellant:** Donald Keller

**Staff:** Jim Tokunaga (213)-978-1309

**FOR INFORMATION ONLY, APPLICANT HAS WITHDRAWN APPLICATION BY LETTER DATED OCTOBER 29, 2008.**

4. **APCW 2008-945-SPE-SPP**

CEQA: ENV 2008-946-CE

Plan: Brentwood-Pacific Palisades

**Council District:** 11

**Expiration Date:** 11-8-08

**Appeal Status:** Appealable to City Council

**Public Hearing – Completed on September 26, 2008**

**Project Location: 106 N. West Channel Road**

**Requested Actions:**

Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from Section 13.B.9 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (Ordinance No. 160,515 as amended by Ordinances 168,246 and 168,579) to permit a 28 square foot sign to project approximately 3-feet 6-inches from the building wall in lieu of the Specific Plan requirement of sign faces being parallel to building wall or façade.

**Proposed Project:**

The continued use and maintenance of a 3-foot, 6-inch wide by 8-foot high, two faced projecting sign for a existing restaurant.

**Recommended Actions:**

1. **Approve** a Specific Plan Exception from Section 13.B.9 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan for the continued use and maintenance of a 3-foot, 6-inch wide by 8-foot high, two faced projecting sign, subject to the attached Conditions of Approval.
2. **Approve** Project Permit Compliance with the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.
3. **Approve** ENV-2008-946-CE.
4. **Adopt** the attached Findings.
5. **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:** Samer Elias, Sam's Restaurant

**Staff:** Jim Tokunaga (213)-978-1309

5. **CPC-2007-3278-ZC-CDO**

CEQA: ENV 2007-3279-ND

**Plan:** Westchester-Playa Del Rey

**Council District:** 11

**Expiration Date:** 1-21-09

**Appeal Status:** N/A

**Public Hearing – Held on September 4, 2008**

**Project Location:** The area comprised of all parcels fronting Lincoln Boulevard between Westchester Parkway to roughly north of 83<sup>rd</sup> street, and along Manchester Avenue between Rayford Drive to the west and Fordham Road to the east.

**Proposed Project:**

A City Initiated Community Design Overlay District including Design Guidelines and Development Standards that will enhance the visual and aesthetic qualities of the Loyola Village commercial district by encouraging pedestrian oriented development, restricting signage, and placing design controls on new developments and alterations of existing buildings.

A corresponding zone-change to those parcels lying within the Loyola Village CDO Boundary from [Q]C4-1 to [Q]C4-1-CDO, R3-1 to [Q]R3-1-CDO, and [T][Q]RAS4-1 to [T][Q]RAS4-1-CDO, subject to the attached Conditions of Approval. **No project is proposed.**

**Recommended Actions:**

**Review and Comment only** regarding the proposed Loyola Village Community Design Overlay District

**Applicant:** City of Los Angeles

Debbie Lawrence, (213) 978-3034

6. **ZA 2008-0196-ZAD-1A**  
CEQA: ENV 2008-0197-CE  
**Plan:** Venice

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

**Public Hearing**

**Project Location:** 647-659 California Avenue

**An appeal,** of the Zoning Administrator's **approval of 1)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, to permit the construction, use and maintenance of a vinyl fence and pedestrian gates up to 7 feet 6 inches in height for a linear distance of approximately 196 feet 6 inches in the front yard, in lieu of the maximum fence height of 3 feet 6 inches otherwise allowed under Section 12.21-C,1(g) of the Code;and **2) a Zoning Administrator's Determination** to permit the continued use and maintenance of an existing 8-foot high wood fence along the lot line that adjoins Santa Clara Court, and the construction of a new 6-foot high wood fence along a 44-foot portion of the same lot line, near the triangle intersection of Santa Clara Court and California Avenue, in lieu of the maximum fence height of 3 feet 6 inches otherwise allowed under Section 12.21-C,1(g) of the Code.

**Applicant:** Hartly and Lona Brown

**Appellant:** Carolyn Rios

**STAFF RECOMMENDS: DENY THE APPEAL**

Larry Friedman (213) 978-1225

7. **DIR 2008-1678-SPP-1A**  
CEQA: ENV 2008-1679-CE  
**Plan:** Venice

**Council District:** 11  
**Expiration Date:** 11-19-08  
**Appeal Status:** Not further appealable

**Public Hearing**

**Project Location:** 1645 Abbot Kinney Boulevard

**An appeal,** of the Director of Planning's determination **approving a Project Permit Compliance** to permit the change of use of a maximum of 1,974 square feet to restaurant use within an existing 5,000 square foot ground floor commercial space currently approved for retail use. Of the 1,974 square feet of proposed restaurant use, up to 974 square feet may be restaurant service floor area on the ground floor, allotted in one proposed restaurant, or 774 square feet may be used for one restaurant and 200 square feet used for the seating area of a grocery or food store in another tenant area. Any other combination may be allowed up to the same maximum square footage of restaurant area.

**Applicant:** Amy Wong, AKMU, LLC; Representative: Jim Ries

**Appellant:** Same

**STAFF RECOMMENDS: GRANT THE APPEAL IN PART, SUSTAIN APPROVAL AS MODIFIED**

Angela Trinh, (213) 978-1166

8. [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 – Completed on September 26, 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

**9. 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, November 19, 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](mailto:APCWestLA@lacity.org).