

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 18, 2009, 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**

**Glenda E. Martinez, Vice President
Joyce L. Foster, Commissioner
Erica Teasley Linnick, Commissioner
Vacant, Commissioner
Vacant, Commissioner**

Carmen Montgomery, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s). 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

3. **TT 60907-M1-1A** (SEE ITEM NO. 4)
Related Case: ZA-2004-1415-CDP-
SPP-ZAD-MEL-PA1-1A
CEQA: ENV 2004-1394-MND
Plan: Venice

Council District: 11
Expiration Date: 1-21-08 (Extended)
Appeal Status: Further appealable to
City Council

Public Hearing – Completed on October 22, 2008

Project Location: 1046-1048 W. Princeton Drive

Requested Actions:

DELETE Condition No. 12 from Tentative Tract No. 60907.

Proposed Project:

One-lot subdivision to create 30 residential condominium units in conjunction with the adaptive reuse of an existing commercial building.

Recommended Actions:

Deny the request for deletion of Condition No. 12; modify Condition No. 12; adopt the findings of TT-60907-2A, and adopt ENV-2004-1349-MND.

Applicant: Arnold Bernstein, Western Pacific Land Company, L.P.

Appellant: same

Staff: Jonathan A. Hershey, (213) 978-1349

4. **ZA-2004-1415-CDP-SPP-** (SEE ITEM NO. 3)

ZAD-MEL-PA1-1A

Related Case: TT-60907-M1-1A

CEQA: ENV-2004-1394-MND

Plan: Venice

Council District: 11

Expiration Date: 1-21-08 (Extended)

Appeal Status: Not Further appealable to
City Council

Public Hearing – Completed on October 22, 2008

Project Location: 1046-1048 W. Princeton Drive

Requested Actions:

DELETE Condition No. 5 from ZA 2004-1415(CDP)(SPP)(MEL)

Proposed Project:

Coastal Development Permit, Specific Plan Permit Compliance review, Zoning Administrator's Determination, and Mello Act Compliance review, for the adaptive reuse of an existing industrial building to provide residential use, in conjunction with a Tract Map to permit 30 residential condominium units.

Recommended Actions:

Deny the request for deletion of Condition No. 5, modify Condition No. 5, adopt the findings of ZA-2004-1415-CDP-SPP-ZAD-MEL-1A, and adopt ENV-2004-1349-MND.

Applicant: Arnold Bernstein, Western Pacific Land Company, L.P.

Appellant: same

Staff: Jonathan A. Hershey, (213) 978-1349

5. **APCW 2007-4031-SPE-SPP**

CEQA: ENV 2007-4171-MND

Plan: Venice

Council District: 11

Expiration Date: 2-28-09

Appeal Status: Further Appealable to City Council

PUBLIC HEARING – Completed on September 29, 2008

Project Location: 20 E. Quarterdeck Street

Requested Actions:

1. Pursuant to Section 11.5.7 F of the Municipal Code, **Exceptions** from the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) as follows:
 - a. Section 10 D 1 (a) to permit three dwelling units in lieu of the maximum two dwelling units otherwise permitted; and to permit the lot area per dwelling unit to be 1,028 square feet in lieu of no less than 1,200 square feet as is otherwise required.

- b. Section 13 C and D for a multiple unit dwelling on a lot 35 feet or more in width that is adjacent to an alley: to permit 6 total resident parking spaces and zero guest parking spaces in lieu of providing two spaces for each dwelling unit and a minimum of one guest parking space as is otherwise required.
2. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
3. Adoption of Mitigated Negative Declaration No. ENV-2007-4171-MND.

Proposed Project:

Continued use and maintenance of an additional dwelling unit to an existing duplex (for a total of 3 units) providing six parking spaces on an approximately 3,082 square foot lot classified in the R3-1 Zone and also located in the Marina Peninsula Subarea of the Venice Coastal Zone Specific Plan.

Recommended Actions:

1. **Approve** the requested **Specific Plan Exception** to permit three dwelling units in lieu of the maximum two dwelling units otherwise permitted; and to permit the lot area per dwelling unit to be 1,028 square feet in lieu of no less than 1,200 square feet as is otherwise required.
2. **Approve** the requested **Specific Plan Exception** for a multiple unit dwelling on a lot 35 feet or more in width that is adjacent to an alley: to permit 6 total resident parking spaces and zero guest parking spaces in lieu of providing two spaces for each dwelling unit and a minimum of one guest parking space as is otherwise required.
3. **Approve** the requested **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
4. **Adopt** staff Findings.
5. **Adopt** Mitigated Negative Declaration No. ENV-2007-4171-MND.

Applicant: Danny Rojany; Henry Ramirez: Representative:

Staff: Gabriela Juarez (213)-978-1222

6. DIR-2008-4174-DRB-SPP-1A

Related Cases: DIR-2007-5032-DRB-SPP
DIR-2008-5036-BSA & DIR-2008-2623-DRB-SPP
CEQA: ENV-2008-4175-CE
Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 3-15-09

Appeal Status: Not further appealable

Public Hearing

Project Location: 11906-11920 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 construction of a new one-story retail building with a basement, parking lot, and new landscaping; as well as, the exterior renovation of an existing one-story commercial building, new landscaping, and a sign program.

Recommended Actions:

Deny the appeal; sustain the Director's Determination (Exhibit B); adopt the attached Findings; and Find that Categorical Exemption ENV-2008-4175-CE is the adequate environmental clearance for the project as recommended by City staff.

Applicant: Four Sided Properties; Representative: Carlos Rocha

Appellant: Donald Keller

Staff: Susan Robinson (213)-978-1173

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, March 4, 2009** 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.