

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 19, 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, President
Joyce L. Foster, Vice-President
Sophia Chang, Commissioner
Thomas M. Donovan, Commissioner
Erica Teasley Linnick, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3 and 4.

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.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, at least 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.*

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>.

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 agendized 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. **DEPARTMENTAL REPORT**

- A. Items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
B. Commission Request
C. Approval of the minutes from July 15, 2009

3. **[APCW-2008-1401-SPE-SPP-SM-CDP](#)**

CEQA: ENV-2008-1402-ND

Plan: Venice

Council District: 11

Expiration Date: 8/19/09

Appeal Status: Further appealable

PUBLIC HEARING REQUIRED

Project Location: 18 and 20 28th Avenue

PROJECT: Continued use and maintenance of four dwelling units, a permitted triplex and an unpermitted 745 square foot fourth dwelling unit converted from storage, and a 585 square foot balcony/deck converted from roof area, while maintaining 8 parking spaces on a 5,271 square foot site classified in the RD 1.5-1-O Zone and also located within the boundaries of the Venice Coastal Zone Specific Plan.

Requested Action:

1. Pursuant to section 11.5.7 F of the Municipal Code, a Specific Plan Exception from section 10.F.2.a of the Specific Plan to permit 4 units in lieu of 3 permitted by the Plan.
2. Pursuant to section 11.5.7 F of the Municipal code, a Specific Plan Exception from section 10 D of the Specific Plan to permit 8 parking spaces in lieu of 9 required by the Specific Plan.
3. Pursuant to section 12.28 of the Municipal Code, a Slight Modification in order to allow a side yard setback of 5 feet in lieu of 6 feet required by the code for 3-story structures.
4. Pursuant to section 11.5.7, a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
5. Pursuant to section 12.20.2, a Coastal Development Permit for the proposed project.
6. Adoption of the environmental clearance Negative Declaration ENV-2008-1402-ND.

APPLICANT: Stephen & Lorraine Snipper

Representative: Howard Robinson, Howard Robinson and Associates

Recommended Actions:

1. **Approve with Conditions** the Specific Plan Exception to allow continued use and maintenance of four residential units.
2. **Approve with Conditions** the Specific Plan Exception to permit 8 parking spaces.
3. **Approve with Conditions** a Slight Modification allow a side yard setback of 5 feet.
4. **Approve with Conditions** a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
5. **Approve with Conditions** a Coastal Development Permit for the proposed project.
6. **Adopt** the Findings.
7. **Adopt** Negative Declaration ENV-2008-1402-ND.

Staff: Christine Mahfouz (213) 978-1195

4. **ZA-2008-2568-ZAA-1A**

CEQA: ENV-2009-115-CE

Plan: Brentwood – Pacific Palisades

Council District: 11

Expiration Date: 8/19/09

Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 909 W. West Greentree Road / 864 North Brooktree Road

PROJECT: Construction of single family dwelling

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.28, for the denial of a Zoning Administrator's Adjustment from Section 12.21.1 of the Los Angeles Municipal Code to permit a height of 39 feet 7 inches in lieu of the maximum permitted height of 36 feet; and an Adjustment from Section 12.07.01-C, 1 of the Los Angeles Municipal Code to permit a reduced front yard setback of 13.91 feet in lieu of the prevailing setback of 27 feet 6 inches; and finding the environmental clearance Categorical Exemption ENV-2009-115-CE.

APPLICANT: Mehr and Vickey Belglari

Representative: Jenny Kim, Luna & Glushon

APPELLANT: Same

Representative: Robert L. Glushon, Esq.

Recommended Action:

Deny the appeal; **sustain** the Zoning Administrator's decision for the denial of a Zoning Administrator's Adjustment to permit a height of 39 feet 7 inches in lieu of the maximum permitted height of 36 feet; and an Adjustment to permit a reduced front yard setback of 13.91 feet in lieu of the prevailing setback of 27 feet 6 inches; and **find** the environmental clearance Categorical Exemption ENV-2009-115-CE.

Staff: Pat Brown (213) 978-1306

5. 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, September 2, 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.