

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 6, 2010, 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, 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.

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>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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 October 7, 2009, October 21, 2009 and December 2, 2009

3. **ZA-2008-1782-ZAD-1A**

CEQA: ENV-2007-1026-MND-REC

Plan: Bel Air-Beverly Crest

Council District: 5

Expiration Date: 1/7/10

Appeal Status: Not further appealable

CONTINUED FROM DECEMBER 2, 2009

PUBLIC HEARING

Project Location: 1690 North Summitridge Drive

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,21, for the denial of the Zoning Administrator's Determination to allow construction, use and maintenance of developments on two parcels and a single-family dwelling unit on a 137,006 square-foot lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet as otherwise required by Section 12.21-A,17(e)(2) of the Municipal Code; and the denial of the Zoning Administrator's Determination to allow construction, use and maintenance of developments on two parcels and a single family dwelling unit on a 137,006 square- foot lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required by Section 12.21-A,17(e)(3) of the Municipal Code, and denial of Mitigated Negative Decision ENV-2007-1026-MND-REC as the environmental clearance for the project as recommended by City Staff.

APPLICANT: Enayat Ahdoot, MEEM Management, LLC

APPELLANT: Enayat Ahdoot, MEEM Management, LLC
Representative: Kevin K. McDonnell, Esq.,
Jeffer Mangels Butler & Marmaro LLP

Recommended Actions:

Deny the appeal; **sustain** the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination for the construction, use and maintenance of developments on two parcels and a single-family dwelling unit on a 137,006 square-foot lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet as otherwise required, and the Zoning Administrator's Determination for denial of the construction, use and maintenance on a 137,006 square-foot lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required, and **consider** Mitigated Negative Decision ENV-2007-1026-MND-REC as the environmental clearance for the project as recommended by City Staff.

Staff: Sue Chang (213) 978-3304

4. **ZA-2008-2700-VCU-1A**

CEQA: ENV-2008-3887-MND-REC

Plan: Westchester-Playa Del Rey

Council District: 11

EIR No. 23-83-ZC-CUZ-ZV-SUB

Expiration Date: 1/13/10

EIR No. 97-0182-SUB-CUB

Appeal Status: No Further Appeals

Project Location: 5900, 5901, 6040, & 6055 Center Drive

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,19, and 12.24-T,3(b) for the approval of a Vesting Conditional Use Permit to authorize floor area averaging in a unified development (3:1 average floor area ratio) in the C2-1 Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-3887-MND(REC), and Environmental Impact Reports EIR No. 23-83-ZC-CUZ-ZV-SUB and EIR No. 97-0182-SUB-CUB.

APPLICANT: John Hartz, BRE/TZ HHL, LLC; Trizec HHC Development, LLC
Representative: Alan Abshez, Greenberg Traurig, LLC

APPELLANT: Rex Frankel

Recommended Actions:

Deny the appeal; **Sustain** the Zoning Administrator's decision for the approval of a Vesting Conditional Use Permit to authorize floor area averaging in a unified development (3:1 average floor area ratio) in the C2-1 Zone, and **adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-3887-MND(REC), and Environmental Impact Reports EIR No. 23-83-ZC-CUZ-ZV-SUB and EIR No. 97-0182-SUB-CUB.

Staff: Maya E. Zaitzevsky (213) 978-1416

5. **DIR-2009-2905-SPP-1A**

Related Cases: CPC-1983-517-SPE

DRB 85-027

ZA-1988-0990-CUB

Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 2/13/10

Appeal Status: No further appeals

CEQA: ENV-2009-2904-CE

PUBLIC HEARING

Project location: 11633 San Vicente Boulevard

Proposed Project: Change of use of an existing 2,120 square foot, ground floor retail space in an existing 26,275 square foot, three-story building to restaurant use.

REQUESTED ACTIONS:

An appeal of the Director of Planning's approval, pursuant to Section 11.5.7 of the Municipal Code, of a Project Permit Compliance determination with the San Vicente Scenic Corridor Specific Plan for the change of use of a 2,120 square foot, ground floor retail space in an existing three-story building to restaurant use.

APPLICANT: Douglas Emmett 1998, LLC
Representative: Jonathan Breen, BOTO Architects

APPELLANT: Tom Freeman, Brentwood Residents Coalition

RECOMMENDED ACTIONS:

1. **Deny** the Appeal.
2. **Sustain** the Director's Determination (Exhibit B).
3. **Adopt** the attached Findings.
4. **Find** that Categorical Exemption ENV-2009-2904-CE is the adequate environmental clearance for the project as recommended by City staff.

Staff: Susan Robinson (213) 978-1173

6. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to two (2) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Wednesday, January 20, 2010** 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.