

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 3, 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
Thomas M. Donovan, Commissioner
Erica Teasley Linnick, Commissioner
Vacant, 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, 5, 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.

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 agenda 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 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. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of the minutes from January 20, 2010

3. **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: Not further appealable

CEQA: ENV-2009-2904-CE

CONTINUED FROM JANUARY 6, 2010

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.
3. **Adopt** the Findings and Conditions.
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

4. **DIR-2008-2869-BSA-1A**

Plan: Brentwood-Pacific Palisades
Council District: 11
Expiration Date: 8/18/09
Appeal Status: Not further appealable

RECONSIDERATION

PUBLIC HEARING

Project Location: 717 North Tigertail Road

PROJECT: Two-story addition with a basement and a bridge over the front yard setback.

REQUESTED ACTIONS:

An appeal of the Director's decision that the Department of Building and Safety did not err or abuse discretion in determining that a two-story addition with a basement and a bridge over the front yard setback, is in conformance with the Zoning Administrator's interpretation ZAI-2005-5630 (ZAI); and find the Building and Safety's environmental clearance adequate.

APPLICANT: Yuriko and Holger Schubert
Representative: Phillip M. Tate, Allen Matkins

APPELLANT: William and Patricia Burnside
Representative: Victor De La Cruz, Esq., Manatt Phelps & Philips, LLP

RECOMMENDED ACTIONS:

1. **Deny** the appeal.
2. **Sustain** the Director's decision.
3. **Find** the Department of Building and Safety's environmental clearance adequate.

Staff: Sue Chang (213) 978-3304

5. **ZA-2009-1655-ZAD-1A**

CEQA: ENV-2009-1656-CE

Plan: West Los Angeles
Council District: 5
Expiration Date: 2/16/10
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10268 Dunleer Drive

REQUESTED ACTIONS:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence/hedge, as modified by this action, which exceeds the height of 3 feet 6 inches permitted by the Municipal Code within the front yard setback of a single-family dwelling, and finding the environmental clearance Categorical Exemption ENV-2009-1656-CE.

APPLICANT: Barbara and Richard Levy
Representative: Craig Lawson, Craig Lawson & Co., LLC

APPELLANT: Jane Auerbach & Robert Eberlein

RECOMMENDED ACTIONS:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a Zoning Administrator's Determination to permit the continued use and maintenance of an over-in-height fence/hedge, as modified by this action, which exceeds the height of 3 feet 6 inches permitted by the Municipal Code within the front yard setback of a single-family dwelling.
3. **Find** the environmental clearance Categorical Exemption ENV-2009-1656-CE.

Staff: Lourdes Green (213) 978-1313

6. **APCW-2009-2142-SPE**
CEQA: ENV-2009-2143-ND

Plan: Venice
Council District: 11
Expiration Date: 2/27/10
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON DECEMBER 15, 2009

Project Location: 709 S. 5th Avenue

Project: To reduce the height of an existing 2-story, 33 feet 4 inches high, 3 unit apartment building to a maximum of 32 feet high. The project is located on a 5,670 square foot site classified in the RD1.5 Zone and also located within the Oakwood subarea of the Venice Coastal Zone Specific Plan.

REQUESTED ACTIONS:

A Specific Plan Exception, pursuant to Section 11.5.7 F 1(f) of the Municipal Code, from section 10 G.3.a of the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) to permit a 32 feet high building in which no portion of the roof is set back from the required front yard in lieu of the maximum permitted height of 25 feet for projects with a Flat Roof and/or a maximum permitted height of 30 feet for projects with a Varied Roofline provided that any portion of the roof exceeding 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet, and adopt the environmental clearance Negative Declaration ENV-2009-2143-ND.

APPLICANT: Mark A. Baez
Representatives: Alicia Bartley and Fred Gaines, Gaines and Stacey, LLP

RECOMMENDED ACTIONS:

1. **Disapprove** a Specific Plan Exception to permit the construction of a residential project with a height of 32 Feet.
2. **Adopt** the attached Findings.
3. **Adopt** Negative Declaration No. ENV-2009-2143-ND.

Staff: Kevin Jones (213) 978-1172

7. **ZA-2008-4883-ZAA-1A**

CEQA: ENV-2008-4884-CE

Plan: Venice

Council District: 11

Expiration Date: 2/16/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 109 Dudley Avenue

REQUESTED ACTIONS:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28, for the approval of a Zoning Administrator's Adjustment from Section 12.10-B, 2 of the Code to permit the construction, use and maintenance of a third floor addition to and remodel of an existing two-story single-family dwelling, with a reduced northeast side yard setback of 0 feet in lieu of the required 4 feet, consistent with the existing single-family dwelling which has the same 0-foot, legal nonconforming setback, on an approximately 2,670 square-foot lot in the R3 Zone, and finding the environmental clearance Categorical Exemption ENV-2008-4884-CE.

APPLICANT: Nathan Korman

Representative: Robert Thibodeau, du Architecture and Design

APPELLANT: Laura Torrance

RECOMMENDED ACTIONS:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a Zoning Administrator's Adjustment to permit the construction, use and maintenance of a third floor addition to and remodel of an existing two-story single-family dwelling, with a reduced northeast side yard setback of 0 feet in lieu of the required 4 feet, consistent with the existing single-family dwelling which has the same 0-foot, legal nonconforming setback, on an approximately 2,670 square-foot lot in the R3 Zone.
3. **Find** the environmental clearance Categorical Exemption ENV-2008-4884-CE.

Staff: Larry Friedman (213) 978-1225

8. **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 up to five (5) 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, February 17, 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.