

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 15, 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
Christopher D. Lee, 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, 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: September 1, 2010

3. **APCW-2003-3304-SPE-CU-ZAD-SPP-CDP-PA1-1A**

CEQA: ENV-2009-2308-CE

Community Plan: Venice

Council District No.: 11

Expiration Date: 9/22/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 204 South Hampton Drive

Requested Action:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Sections 12.24-M, for the acceptance of a withdrawal of a request to modify Condition No. 12 of Case No. APCW-2003-3304 SPE-CU-CDP-ZAD-SPP-PA1 in order to allow administrative office space to be rented to social service organizations that offer programs and services similar to those offered by the St. Joseph Center, and **2)** pursuant to Los Angeles Municipal Code Sections 12.24-M, for the approval of a request to modify Condition No. 11 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to extend the operating hours, and **3)** pursuant to Los Angeles Municipal Code Sections 12.24-M, for the approval of a request to modify, **a)** Condition No. 21 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to allow a Money Advisory Program to be provided on site, and **b)** Condition No. 29 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to allow a roof deck facing Hampton Drive to be used as an outdoor open space for employees only, **c)** Condition No. 34 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 to correct the number of parking spaces required on the site, and **d)** a request to delete Condition No. 28 of Case No. APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1 as the Mishkon Tephile Congregation located at 201 Hampton Drive agrees that the construction of a fence, which was required to provide privacy for its childcare play area, is no longer necessary, and **4)** pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 8 of APCW-2003-3304-SPE-CU-CDP-ZAD-SPP-PA1, which requires the review of the use and compliance with the conditions imposed, and the Zoning Administrator DETERMINED that compliance has been attained with most but not all of the conditions of the prior action approving a Conditional Use permit for the use and maintenance of a community service center known as St. Joseph Center on a lot in the RD1.5-1 Zone, and finding the environmental clearance Categorical Exemption ENV-2009-2308-CE.

APPLICANT: Va Lecia Adams, St. Joseph Center
Representative: George Mihlsten/John Chibbaro, Latham & Watkins, LLP

APPELLANT: Susan Green Masri

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1)** for the acceptance of a withdrawal of a request to modify Condition No. 12 in order to allow administrative office space to be rented to social service organizations that offer programs and services similar to those offered by the St. Joseph Center, and **2)** for the approval of a request to modify Condition No. 11 to extend the operating hours, and **3)** for the approval of a request to modify, **a)** Condition No. 21 to allow a Money Advisory Program to be provided on site, and **b)** Condition No. 29 to allow a roof deck facing Hampton Drive to be used as an outdoor open space for employees only, **c)** Condition No. 34 to correct the number of parking spaces required on the site, and **d)** a request to delete, Condition No. 28 as the Mishkon Tephile Congregation located at 201 Hampton Drive agrees that the construction of a fence, which was required to provide privacy for its childcare play area, is no longer necessary, and **4)** Condition No. 8 which requires review of the use and compliance with the conditions imposed, and the Zoning Administrator's **DETERMINATION** that compliance has been attained with most but not all of the conditions of the prior action approving a Conditional Use permit for the use and maintenance of a community service center known as St. Joseph Center on a lot in the RD1.5-1 Zone.
3. **Find** the environmental clearance Categorical Exemption ENV-2009-2308-CE.

Staff: Sue Chang (213) 978-3304

4. **ZA-2008-3557-CUB-1A**

CEQA: ENV-2008-3558-MND

Community Plan: Venice

Council District No.: 11

Expiration Date: 10/12/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1205 South Abbot Kinney Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W, 1, for the denial of a Conditional Use to permit the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with a proposed market and restaurant with operating hours from 7 a.m. to 3 a.m. and the sale of beer and wine from 10 a.m. to 2 a.m., seven days a week, with a total of 49 seats including 12 seats on a rear patio and 8 seats within a public right-of-way on a lot in the C2-1-O-CA Zone, and denial of the environmental clearance Mitigated Negative Declaration ENV-2008-3558-MND.

APPLICANT: Craig Weiss
Representative: Eric Newman

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of a Conditional Use to permit the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with a proposed market and restaurant with operating hours from 7 a.m. to 3 a.m. and the sale of beer and wine from 10 a.m. to 2 a.m., seven days a week, with a total of 49 seats including 12 seats on a rear patio and 8 seats within a public right-of-way on a lot in the C2-1-O-CA Zone.
3. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2008-3558-MND.

Staff: Sue Chang (213) 978-3304

5. **DIR 2009-1010-DRB-SPP-SPPA-DB-GB-1A**

CEQA: ENV-2009-904-MND-REC1
adopted by the City Planning
Commission on August 12, 2010

Community Plan: Westwood

Council District No.: 5

Expiration Date: 9/15/10

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 11024 Strathmore Drive

Proposed Project: A six story 31-unit multi-family building at the intersection of Strathmore Drive and Levering Avenue with 28 market-rate units and 3 very-low income units. The new structure will include 46,562 square feet of floor area and a building height up to 55 feet. This approval also includes 64 subterranean parking spaces.

Requested Action:

An appeal from the Determination of the Director of Planning, pursuant to Section 11.5.7 of the Municipal Code, for a Design Review Determination, Project Permit Compliance, and Project Permit Adjustment in accordance with the North Westwood Village Specific Plan and a Specific Plan Project Adjustment to allow a 20 percent reduction in open space.

APPLICANT: Ben Brosseau, PPC Land Ventures, Inc.

APPELLANT: Michael Webb, Friends of Richard Neutra's Strathmore Apartments

Recommended Action:

1. **Grant** the appeal in part.
2. **Approve** the appeal in part and modify the Determination of the Director of Planning to eliminate the Project Permit Adjustment request and increase the amount of approved open space from 4,960 square feet to 6, 146 square feet.
3. **Approve** the appeal in part and modify the Determination of the Director of Planning to replace approved project plans with those dated August 31, 2010.
4. **Adopt** the Findings and Conditions.

Staff: David Olivo (213) 978-1197

6. [APCW-2009-2161-ZC-ZV-ZAA](#)

Related Case: VTT-70543-CN
CEQA: ENV-2009-2162-MND

Community Plan: Westchester – Playa Del Rey
Council District No.: 11

Expiration Date: 10/6/10 extended

Appeal Status: Zone Variance is further appealable if approved; Zone Change is further appealable by applicant if disapproved.

PUBLIC HEARING HELD ON FEBRUARY 24, 2010

Location: 5780 85th Place and 8534 Belford Avenue

Proposed Project: New three-story, 14-unit townhouse condominium development with 28 parking spaces for residents and 6 parking spaces for guests.

Requested Action:

1. Pursuant to L.A.M.C. Section 12.32, a request for a **Zone Change** from R2-1 to RAS3-1.
2. Pursuant to L.A.M.C. Section 12.28, a **Zoning Administrator's Adjustment** to allow a 6-foot wall to be constructed within the required front yard setback.
3. Pursuant to L.A.M.C. Section 12.27, a **Zone Variance** to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
4. Pursuant to L.A.M.C. Section 12.28, a **Zoning Administrator's Adjustment** to allow a reduced minimum building separation of 8 feet in lieu of the 12 feet required by L.A.M.C. Section 12.21 C 2(a).
5. Adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

APPLICANT: Century Housing Corporation
Representative: Alex Moore, Hall and Foreman

Recommended Action:

1. **Approve** and **recommend** the City Council adopt a request for a Zone Change from R2-1 to (T)(Q)RAS3-1, subject to the Conditions of Approval.
2. **Dismiss** a Zoning Administrator's Adjustment request to allow a 6-foot high wall to be constructed within the required front yard setback.
3. **Dismiss** a Zone Variance to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2).
4. **Approve** a Zoning Administrator's Adjustment to allow a reduced minimum building separation of 6 feet in lieu of the 12 feet required by Section 12.21 C 2(a).
5. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.
6. **Adopt** the Findings.
7. **Recommend** that the applicant be advised that the time limits for effectuation of a zone in the "T" Tentative Classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative Classification be removed in the manner indicated on the attached page.

8. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.16, the City shall monitor or require evidence that any 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.
9. **Advise** the applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Theodore L. Irving (213) 978-1366

7. **VTT-70543-CN-1A**

Related Case: APCW-2009-2161-ZC-ZV-ZAA
CEQA: ENV-2009-2162-MND

Community Plan: Westchester – Playa Del Rey
Council District No.: 11
Expiration Date: 10/6/10 extended
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 5780 85th Place and 8534 Belford Avenue

Proposed Project: New three-story, 14-unit townhouse condominium development with 28 parking spaces for residents and 6 parking spaces for guests.

Requested Action:

An appeal of the Deputy Advisory Agency decision approving Vesting Tentative Tract Map 70543, and adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

APPLICANT: Century Housing Corporation
Representative: Alex Moore, Hall and Foreman

APPELLANT: Gary Schivley

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Deputy Advisory Agency decision approving Vesting Tentative Tract Map.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-2162-MND.

Staff: Theodore L. Irving (213) 978-1366

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, October 6, 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.