

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 17, 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
Erica Teasley Linnick, Vice-President
Thomas M. Donovan, Commissioner
Joyce L. Foster, Commissioner
Christopher D. Lee, 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

1. DEPARTMENTAL REPORT

- A. Items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Approval of the minutes: November 3, 2010

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

CEQA: ENV-2009-2308-CE

Community Plan: Venice

Council District No.: 11 - Rosendahl

Expiration Date: 11/17/10 extended

Appeal Status: Not further appealable to
City Council

CONTINUED FROM OCTOBER 20, 2010

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 Mhlsten/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. **Consider** the environmental clearance Categorical Exemption ENV-2009-2308-CE.

Staff: Sue Chang (213) 978-3304

4. [AA-2008-810-PMLA-SL-1A](#)

Related Case: ZA-2008-818-CDP-ZAA-MEL-1A **Community Plan:** Venice

CEQA: ENV-2008-0811-MND

Council District No.: 11 - Rosendahl

Expiration Date: 11/17/10 extended

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Location: 714 South Hampton Drive

Project: A new two-parcel single-family development.

Requested Action:

An appeal of the Advisory Agency's decision for the approval of the two-parcel single-family development.

APPLICANT: Wagner-Kerr Associates

APPELLANT: John W. Campbell

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Advisory Agency's decision for the approval of the two-parcel single-family development.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-0811-MND.

Staff: Tina Vacharkulksemsuk (213) 978-1333

5. [**ZA-2008-818-CDP-ZAA-MEL-1A**](#)

Related Case: AA-2008-810-PMLA-SL-1A

CEQA: ENV-2008-0811-MND

Community Plan: Venice

Council District No.: 11 - Rosendahl

Expiration Date: 11/17/10 extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Location: 714 South Hampton Drive

Requested Action:

An appeal of the Zoning Administrator's decision for the approval of a:

- 1) Coastal Development Permit to allow a two-lot, Small Lot Subdivision pursuant to Ordinance No. 176,354 with four parking spaces in conjunction with Parcel Map LA No. AA-2008-0810-PMLA-SL within the single permit jurisdiction of the California Coastal Zone;
- 2) Zoning Administrator's Adjustment from Section 12.11-C,1 of the Los Angeles Municipal Code to permit a reduced front yard of five feet in lieu of the required 15 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 3) Zoning Administrator's Adjustment from Section 12.11-C,2 of the Los Angeles Municipal Code to permit reduced side yards of three feet in lieu of the required four feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 4) Zoning Administrator's Adjustment from Section 12.11-C,3 of the Los Angeles Municipal Code to permit a reduced rear yard of 0 feet in lieu of the required 15 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 5) Zoning Administrator's Adjustment from Section 12.11-C,4 of the Los Angeles Municipal Code to permit a reduced lot width of 25 feet in lieu of the required 50 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;
- 6) Zoning Administrator's Adjustment from Section 12.11-C,4 of the Los Angeles Municipal

Code to permit a reduced lot area of 2,932 square feet in lieu of the required 5,000 square feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL;

- 7) Zoning Administrator's Adjustment from Section 12.21-C,2(a) of the Los Angeles Municipal Code to permit a reduced building separation of 0 feet in lieu of the required 10 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL; and
- 8) Zoning Administrator's Adjustment from Section 12.21-C,2(b) of the Los Angeles Municipal Code to permit a reduced passageway of three feet in lieu of the required 10 feet in conjunction with Parcel Map AA-2008-0810-PMLA-SL, finding the environmental clearance ENV-2008-0811-MND.

APPLICANT: Wagner-Kerr Associates

APPELLANT: John W. Campbell

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a:
 - 1) Coastal Development Permit to allow a two-lot, Small Lot Subdivision pursuant to Ordinance No. 176,354 with four parking spaces in conjunction with Parcel Map LA No. AA-2008-0810-PMLA-SL within the single permit jurisdiction of the California Coastal Zone;
 - 2) Zoning Administrator's Adjustment to permit a reduced front yard of five feet in lieu of the required 15 feet;
 - 3) Zoning Administrator's Adjustment to permit reduced side yards of three feet in lieu of the required four feet;
 - 4) Zoning Administrator's Adjustment to permit a reduced rear yard of 0 feet in lieu of the required 15 feet;
 - 5) Zoning Administrator's Adjustment to permit a reduced lot width of 25 feet in lieu of the required 50 feet;
 - 6) Zoning Administrator's Adjustment to permit a reduced lot area of 2,932 square feet in lieu of the required 5,000 square feet;
 - 7) Zoning Administrator's Adjustment to permit a reduced building separation of 0 feet in lieu of the required 10 feet; and
 - 8) Zoning Administrator's Adjustment to permit a reduced passageway of three feet in lieu of the required 10 feet, all subject to the attached Conditions of Approval.
3. **Adopt** the Revised Findings.
4. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2008-0811-MND.

Staff: Tina Vacharkulksemsuk (213) 978-1333

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 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, December 1, 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.