

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 5, 2011, 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, 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 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 from November 17, 2010

3. ZA-2009-2885-PAB-1A

CEQA: ENV-2009-2884-CE

Community Plan: Palms

Council District No.: 11

Expiration Date: 1/12/11

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10899-10897 West Venice Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-L, for the approval of **1)** a Determination of Deemed-to-be Approved Conditional Use status for the sale of a full line of alcoholic beverages in an existing bar, pursuant to Los Angeles Municipal Code Section 12.24-F for the approval of **2)** a patio within an 8-foot building line setback established by Ordinance No. 69,042, and pursuant to Los Angeles Municipal Code Section 12.24-M, for the approval of **3)** plans to permit the expansion of an existing bar to include the patio, which was constructed without a permit on a lot in a C2-1 Zone, and finding the environmental clearance Categorical Exemption ENV-2009-2884-CE.

APPLICANT: Dimitri Komarov, BA2, L.L.C., dba Saints & Sinners and Ruth Davidson,
owner

Representative: David Carlat, Political Consulting

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of **1)** a Determination of Deemed-to-be Approved Conditional Use status for the sale of a full line of alcoholic beverages in an existing bar, pursuant to Los Angeles Municipal Code Section 12.24-F for the approval of **2)** a patio within an 8-foot building line setback established by Ordinance No. 69,042, and for the approval of **3)** plans to permit the expansion of an existing bar to include the patio, which was constructed without a permit on a lot in a C2-1 Zone.
3. **Find** the environmental clearance Categorical Exemption ENV-2009-2884-CE.

4. **Staff:** Sue Chang (213) 978-3304
ZA-2009-2886-PAB-1A
CEQA: ENV-2009-2887-CE

Community Plan: Palms
Council District No.: 11
Expiration Date: 1/12/11
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10939 West Venice Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-L, for the approval of **1)** a Determination of Deemed-to-be Approved Conditional Use status for the sale of a full line of alcoholic beverages in an existing bar, and pursuant to Los Angeles Municipal Code Section 12.24-F, and for the approval of **2)** an improvement within an 8-foot building line setback established by Ordinance No. 69,042, and pursuant to Los Angeles Municipal Code Section 12.24-M, and for the approval of **3)** plans to permit the expansion of an existing bar to include the patio, which was constructed without a permit on a lot in a C2-1 Zone, and finding the environmental clearance Categorical Exemption ENV-2009-2887-CE.

APPLICANT: Dimitri Komarov, BA2 L.L.C., dba Big Foot Lodge West, and Rena Wilks, owner
Representative: David Carlat, Political Consulting

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of **1)** a Determination of Deemed-to-be Approved Conditional Use status for the sale of a full line of alcoholic beverages in an existing bar, and for the approval of **2)** an improvement within an 8-foot building line setback established by Ordinance No. 69,042, and for the approval of **3)** plans to permit the expansion of an existing bar to include the patio, which was constructed without a permit on a lot in a C2-1 Zone.
3. **Find** the environmental clearance Categorical Exemption ENV-2009-2887-CE.

Staff: Sue Chang (213) 978-3304

5. **APCW-2010-2130-SPE-CDP-ZAD-SPP**
CEQA: ENV-2010-2131-MND

Plan: Venice
Council District: 11
Expiration Date: 1/8/11
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON NOVEMBER 8, 2010

Project Location: 2504, 2508, and 2510 Pacific Avenue

Proposed project: Conversion of three existing duplexes which are located on adjacent lots into three 4-unit apartment buildings. The three duplexes include a total of 12 existing units,

of which six are permitted and six were not permitted. No construction is proposed. Each of the three buildings is 2-stories and 28-feet in height with four units and 5 parking spaces. The project also requests the continued use and maintenance of an over-height fence in the front yard of each building along the combined project frontage. The project is located on three lots with a combined area of approximately 7,980 square feet, classified in the RD1.5-1-O residential zone, and also located within the North Venice Subarea of the Venice Coastal Zone Specific Plan.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration for the above referenced project.
2. Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the Venice Coastal Zone Specific Plan (Ordinance #175,693) as follows:
 - a. From section 10 F.2.A. to permit four dwelling units in lieu of the maximum of two units otherwise permitted on each of three separate adjacent approximately 2,660 square foot lots classified in the RD1.5-1O zone and legally described as lots 14, 15, and 16; Block 29; Short Line Beach Subdivision #4 (for a total of 12 dwelling units instead of 6).
 - b. From Section 13 D and E to permit reduced parking for three 4-unit dwellings with each building providing five parking spaces (total of 15 parking spaces) in lieu of 8 parking spaces (total of 24 spaces) otherwise required.
3. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit to convert three existing duplexes, to three 4-unit apartments with a 6-foot high fence in the front yards and providing reduced parking as described above. The site is located within the dual jurisdiction area of the California Coastal Act.
4. Pursuant to Section 12.24.X.7 of the Municipal Code, a Fence Height Determination to permit the continued use and maintenance of a 6 foot high steel fence located in the front yard of all three properties in lieu of the maximum 42 inch in height (3 ½ feet) fence or wall that is otherwise permitted in the front yard setback of properties located in the RD1.5 Zone.
5. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.

APPLICANT: Robert J. and Rose E. Rothstein
Representative: Henry Ramirez

Recommended Actions:

1. **Disapprove** the requested Specific Plan Exception to permit four dwelling units in lieu of the maximum of two units otherwise permitted on each of three separate adjacent approximately 2,660 square foot lots classified in the RD1.5-1O zone.
2. **Disapprove** the requested Specific Plan Exception to permit reduced parking for three 4-unit dwellings with each building providing five parking spaces (total of 15 parking spaces) in lieu of 8 parking spaces (total of 24 spaces) otherwise required.
3. **Approve** the requested Fence Height Determination to permit the continued use and maintenance of a 6 foot high steel fence located in the front yard of all three properties in lieu of the maximum 42 inch in height (3 ½ feet) fence or wall that is otherwise permitted in the front yard setback of properties located in the RD1.5 Zone.
4. **Approve in Part** the request for a Coastal Development Permit for a 6-foot high fence in the front yard.
5. **Disapprove in Part** the request for a Coastal Development Permit to convert three existing duplexes, to three 4-unit apartments providing reduced parking as described above
6. **Disapprove** the requested Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.

7. **Adopt** the attached Findings.

Staff: Kevin Jones (213) 978-1172

6. [APCW-2010-657-SPE-CUW-DRB-SPP](#)

CEQA: ENV-2009-2730-MND-REC1

Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 1/8/11

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON NOVEMBER 8, 2010

Project Location: 11980 San Vicente Boulevard

Proposed project: Installation, use and maintenance of an unmanned wireless telecommunication facility consisting of six panel antennae, three parabolic antennas and one equipment cabinet to be co-located on the roof and penthouse of an existing approximately 115 feet high commercial building. The building is located on a 23,164 square-foot lot classified in the C1.5-1VL Zone and also located within the boundaries of the San Vicente Scenic Corridor Specific Plan area.

Requested Actions:

1. Pursuant to Section 11.5.7 F.1(f) of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to permit the co-location of a wireless telecommunication facility along a designated Scenic Highway within the San Vicente scenic Corridor Specific Plan (Ordinance No's. 153,639, 161,766, and 173,381).
2. Pursuant to Sections 12.24 W.49 and 12.24 F of the LAMC, a Conditional Use to permit a wireless telecommunication facility to be co-located on an existing approximately 115 feet high building which exceeds the 45 feet height limit otherwise permitted by the C1.5-1VL Zone.
3. Pursuant to Section 12.36 E and 16.50 of the LAMC, Design Review Approval for a wireless communication facility to be located on an existing building within the San Vicente Scenic Corridor Specific Plan.
4. Pursuant to Section 11.5.7 of the LAMC, a Project Permit Compliance Determination within the San Vicente Scenic Corridor Specific Plan.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration for the above reference project.

APPLICANT: Bill Shimer, Clearwire

Representative: Jay Higgins, Capital Pacific Development Group Inc.

Recommended Actions:

1. **Approve** a Specific Plan Exception to permit the modification of a wireless telecommunication facility along a designated Scenic Highway.
2. **Approve** a Conditional Use to permit a wireless telecommunication facility to be co-located on an existing approximately 115-foot high building which exceeds the 45-foot height limit otherwise permitted by the C1.5-1VL zone.
3. **Approve** a Design Review Determination within the San Vicente Scenic Corridor Specific Plan.
4. **Approve** a Project Permit Compliance Determination with the San Vicente Scenic Corridor Specific Plan.

5. **Adopt** the Findings and Conditions.
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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.
7. **Advise** the applicant that, pursuant to 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.
8. **Adopt** Mitigated Negative Declaration ENV-2009-2730-MND-REC1.

Staff: Erick Lopez (213) 978-1243

7. **ZA-2007-5584-CDP-MEL-1A**
CEQA: ENV-2007-5585-MND

Plan: Brentwood
Council District: 11
Expiration Date: 2/20/11
Appeal Status: Not further appealable

Project Location: 375 North East Rustic Road and 370 North Vance Street

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.20.2, for approval of the construction, use and maintenance of a 1,966 square-foot, three-story single-family dwelling located within the dual jurisdiction of the California Coastal Zone, and adopting the environmental clearance Mitigated Negative Declaration ENV-2007-5585-MND.

APPLICANT: Robert Dolbinski

APPELLANT: Gerald B. Kagan, Friends of Our Environment
Representative: Doug Carsters, Esq., Shatter, Brown, Carsters

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's approval for the construction, use and maintenance of a 1,966 square-foot, three-story single-family dwelling located within the dual jurisdiction of the California Coastal Zone.
3. **Adopt** the environmental clearance mitigated Negative Declaration ENV-2007-5585-MND.

Staff: Linn Wyatt (213) 978-1318
Fernando Tovar (213) 978-1303

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 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 19, 2011** 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.