

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 19, 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 and 4.

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 and January 5, 2011

3. **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

CONTINUED FROM JANUARY 5, 2011

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

4. **[APCW-2010-800-SPE-CDP-SPP-MEL](#)**

Related Case: AA-2010-791-PMLA
CEQA: ENV-2010-794-MND

Plan: Venice
Council District: 11
Expiration Date: 2/21/11
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON DECEMBER 8, 2010

Project Location: 14 East Reef Street

Proposed Project: Continued use and maintenance of four dwellings (two permitted

dwelling units and two additional units converted from four guest rooms) to four dwelling units. The project includes eight parking spaces contained within four 2-car garages. No new construction is proposed. The proposed project is located on a 3,153 square foot site classified in the R3-1 Zone and also located within the Marina Peninsula Subarea of the Venice Coastal Zone Specific Plan. The Deputy Advisory Agency is considering a Parcel Map request for the conversion of the four dwelling units to condominiums. The Parcel Map is not a subject to be considered by the Area Planning Commission.

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 of the Municipal Code, **Exceptions** to the Venice Coastal Zone Specific Plan (Ordinance No.175,693) as follows:
 - A. From Section 10.D 1(b) to permit four dwelling units on an approximately 3,153 square foot property classified in the R3 Zone instead of the maximum two dwellings otherwise permitted.
 - B. From Section 13.D to permit eight parking spaces in lieu of the 9 parking spaces that are otherwise required.
3. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** for a Parcel Map to convert two existing dwelling units and four guest rooms to four condominium units having eight ground level parking spaces contained within four 2-car garages on a 3,153 sq. ft. site located within the dual jurisdiction area of the California Coastal Act.
4. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.)

APPLICANTS: Lorraine K. Ferguson, Catherine R. Rubenstein, Sabri Sansoy, Bonnie W. Wiseman, Deborah E. Wolf and Laurence I. Wolf
Representative: Robert L. Glushon, Luna and Glushon

Recommended Actions:

1. **Disapprove** the requested **Specific Plan Exception** to permit four dwelling units on an approximately 3,153 square foot property classified in the R3 Zone instead of the maximum two dwellings otherwise permitted.
2. **Disapprove** the requested **Specific Plan Exception** to permit eight (8) parking spaces in lieu of the nine (9) parking spaces that are otherwise required.
3. **Disapprove** the request for a Coastal Development Permit to convert two existing dwelling units and four guest rooms to four condominium units having eight ground level parking spaces contained within four 2-car garages on a 3,153 sq. ft. site located within the dual jurisdiction area of the California Coastal Act as described above
4. **Disapprove** the requested **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. **Disapprove** a Mello Act Compliance Review for projects in the Coastal Zone
6. **Adopt** the attached Findings.

Staff: Kevin Jones (213) 978-1172

5. 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, February 2, 2011** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

An Equal Employment Opportunity/Affirmative Action employer

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.