

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 6, 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) 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 from March 16, 2011

3. **APCW-2010-2193-SPE-SPP**

CEQA: ENV-2010-2194-ND

Plan: Brentwood-Pacific Palisades

Council District: 11

Expiration Date: 4/11/11

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON FEBRUARY 14, 2011

Location: 11611 W. San Vicente Boulevard

Proposed project: No construction is proposed. The applicant seeks permission to allow Financially-Oriented Services and professional offices such as medical, dental, or legal as Ground Floor Frontage uses in addition to the permitted uses specified in the San Vicente Scenic Corridor Specific Plan within an approximately 8,930 square foot area on the ground floor of an existing building. The proposed project is located on a 38,216 square foot site classified in the C1.5-1VL and R4-1-O zones and also located within the boundaries of the San Vicente Scenic Corridor Specific Plan.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Negative Declaration (MND) ENV-2010-2194-ND for the above project.
2. Pursuant to Section 11.5.7 F 1(f) of the Municipal Code, a **Specific Plan Exception** from Section 5 D.1 of the San Vicente Scenic Corridor Specific Plan (Ordinance No.'s 153,639, 161,766 and 173,381) to permit a project located on the north side of San Vicente Boulevard to contain Financially Oriented Services and professional offices such as medical, dental, or legal as Ground Floor Frontage uses in addition to those uses specified in the Specific Plan.
3. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance Determination** with the San Vicente Scenic Corridor Specific Plan.

APPLICANT: Fred Sands, Brentwood Gateway, LLC
Representative: Kristen Lonner

Recommended Action:

1. **Adopt** Negative Declaration No. ENV-2010-2194-ND
2. **Approve a Specific Plan Exception** to permit a project located on the north side of San Vicente Boulevard to contain Financially Oriented Services and professional offices such as medical, dental, or legal as Ground Floor Frontage uses in addition to those uses specified in the Specific Plan.
3. **Approve a Project Permit** Compliance determination with the San Vicente Scenic Corridor Specific Plan.
4. **Adopt** the attached Findings.
5. **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.
6. **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.

Staff: Kevin Jones (213) 978-1165

4. **APCW-2010-3101-SPE-CDP-SPP-MEL**

CEQA: ENV-2010-3102-MND

Plan: Venice

Council District: 11

Expiration Date: 4/30/11

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON FEBRUARY 28, 2011

Location: 14 Jib Street

Proposed project: The continued use and maintenance of five (5) dwelling units converted without permits from four (4) guest rooms and one (1) recreation room, in addition to an existing 4,190 square foot 4-story permitted duplex for a total of seven (7) dwelling units. The proposed project would provide 7 parking spaces. No new construction is proposed. The project is located on an approximately 3,150 square foot lot classified in the R3-1 Zone and also located within the Marina Peninsula 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 12.36 B of the Municipal Code, concurrent processing of all entitlements listed below.
3. 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.D 1.b to permit seven (7) dwelling units on an approximately 3,150 square foot lot classified in the R3-1 zone, instead of the maximum two (2) dwelling units otherwise permitted.
- B. From Sections 13.C and 13.D to permit seven (7) parking spaces instead of the minimum 16 parking spaces that would otherwise be required for a seven unit residential project (two parking spaces per unit and two guest parking spaces).
- 4. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** to allow the conversion of four guest rooms and one recreation room into five dwelling units. The project would provide seven parking spaces for the existing duplex and the requested five additional dwelling units (total of seven units).
- 5. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
- 6. Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (Note: 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.)

APPLICANT: George Weisenfeld, G & M Weisenfeld Properties
Representative: Henry Ramirez

Recommended Action:

- 1. **Disapprove** the requested **Specific Plan Exception** to permit seven (7) dwelling units on an approximately 3,150 square foot lot classified in the R3-1 zone, instead of the maximum two (2) dwelling units otherwise permitted.
- 2. **Disapprove** the requested **Specific Plan Exception** to permit seven (7) parking spaces instead of the minimum 16 parking spaces that would otherwise be required for a seven unit residential project (two parking spaces per unit and two guest parking spaces).
- 3. **Disapprove** the requested **Coastal Development Permit** to allow the conversion of four guest rooms and one recreation room into five dwelling units. The project would provide seven parking spaces for the existing duplex and the requested five additional dwelling units (total of seven units).
- 4. **Disapprove** the requested **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
- 5. **Disapprove without prejudice** the requested **Mello Act Compliance** determination review.
- 6. **Adopt** the attached Findings.

Staff: Kevin Jones (213) 978-1165

5. **ZA-2010-129-ZAA-1A**
CEQA: ENV-2010-128-CE

Plan: Palms
Council District: 11
Expiration Date: 4/24/11
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 11371 Culver Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28, for the approval of an Adjustment from Section 12.08-C,2 of the Los Angeles Municipal Code to permit a variable westerly side yard between 4 feet and 4 feet 8 inches in lieu of the required 5 feet, in conjunction with the construction, use and maintenance of a 121 square-foot addition to an existing 1,080 square-foot single-family dwelling, and finding the environmental clearance Categorical Exemption ENV-2010-128-CE.

APPLICANT: Desiree Freudiger
Representative: Ronald Howell

APPELLANT: Melinda & Massih Ahdoot
Representative: Jeff Katofsky

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of an Adjustment to permit a variable westerly side yard between 4 feet and 4 feet 8 inches in lieu of the required 5 feet, in conjunction with the construction, use and maintenance of a 121 square-foot addition to an existing 1,080 square-foot single-family dwelling.
3. **Find** the environmental clearance Categorical Exemption ENV-2010-128-CE.

Staff: Fernando Tovar (213) 978-1303

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 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, April 20, 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.