

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 20, 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) 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
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of the minutes from April 6, 2011

3. **APCW-2010-2349-SPE-CU-DRB-SPP**

CEQA: ENV-2010-2350-MND

Plan: Brentwood - Pacific Palisades

Council District: 11

Expiration Date: 5/10/11

Appeal Status: Further appealable to City Council

CONTINUED FROM MARCH 16, 2011

PUBLIC HEARING HELD ON JANUARY 7, 2011.

Project Location: 11811 West San Vicente Boulevard

Proposed Project: The demolition of an existing car wash and auto repair shop and the construction of a 3-story, 45-foot tall, office building (10,742 square feet of building area). The proposed project would provide 36 parking spaces at the basement and first floor levels and a 739 square foot public plaza. The project is located on an 8,083 square foot corner lot classified in the C1.5-1VL Zone 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 Mitigated Negative Declaration for the above referenced project.
2. Pursuant to Section 12.36 of the Municipal Code, concurrent processing of all entitlements listed below.
3. Pursuant to Section 11.5.7 of the Municipal Code, **Exceptions** from the San Vicente Scenic Corridor Specific Plan (Ordinance No.'s 153,639, 161,766 and 173.381) as follows:
 - a. From Section 5.D to permit a project with approximately 47.97% of the ground floor uses identified in lieu of the otherwise required 80%; and
 - b. From Section 8.D to permit a 2-foot wide landscaped setback along Montana Avenue in lieu of the approximately 2' 6" landscaped setback otherwise required.
4. Pursuant to Section 12.24 W.27 of the Municipal Code, a **Conditional Use** to allow deviations from the requirements of a Commercial Corner development as follows:
 - a. From Section 12.22 A.23 (a)(4) to permit tandem parking which is otherwise not permitted;
 - b. From Section 12.22 A.23 (a)(10) to permit a two-foot landscaped setback on a portion of the Montana Avenue frontage in lieu of the otherwise required 5 foot setback; and
 - c. From Section 12.22 A.23 (a)(10) to permit a zero-foot landscaped setback along the San Vicente Boulevard frontage in lieu of the otherwise required 5 foot landscaped

setback (where a 4 foot landscaped setback provided along San Vicente Boulevard is located in a potential future street dedication).

5. Pursuant to Section 12.36 E and 16.50 of the Municipal Code, **Design Review Approval** for the proposed office building project described above.
6. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** Determination with the San Vicente Scenic Corridor Specific Plan.

APPLICANT: Thomas Safran

Representative: Brian Silveira, The Katherman Companies

Recommended Action:

1. **Adopt** Mitigated Negative Declaration No. ENV-2010-2350-MND.
2. **Disapprove** the request as filed.
3. **Approve a Specific Plan Exception** to the San Vicente Scenic Corridor Specific Plan pursuant to Section 11.5.7 F of the Municipal Code, to permit a project with 48.87% of the ground floor uses identified in lieu of the required 80%, and a 2-foot-wide landscaped setback along Montana Avenue in lieu of the 2' 6" average landscaped setback required, for a three-story, 45-foot-tall, 10,742-square-foot office building with 36 on-site parking spaces and a 739-square-foot public plaza.
4. **Approve a Conditional Use** permit pursuant to Section 12.24 W.27 of the Municipal Code, to permit a Commercial Corner Development with tandem parking which is otherwise not permitted, with a two-foot landscaped setback on a portion of the Montana Avenue frontage in lieu of the otherwise required 5 foot setback, and a zero-foot landscaped setback along the San Vicente Boulevard frontage in lieu of the otherwise required 5 foot landscaped setback, where a 4 -foot landscaped setback provided along San Vicente Boulevard is located in a potential future street dedication.
5. **Approve a Design Review Approval** pursuant to Section 12.36 E and 16.50 of the Municipal Code, for a proposed three-story office building project with 36 on-site parking spaces and a public plaza in the San Vicente Scenic Corridor Specific Plan.
6. **Approve a Project Permit Compliance** determination with the San Vicente Scenic Corridor Specific Plan pursuant to Section 11.5.7 C of the Municipal Code, for a proposed three-story office building project with 36 on-site parking spaces and public plaza.
7. **Adopt** the Conditions and Findings.
8. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of any project, and the City may require any necessary fees to cover the cost of such monitoring.
9. **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: Jeff Pool (213) 978-9987

4. **ZA-2006-5028-CUB-PA1-1A**
CEQA: ENV-2010-1043-CE

Plan: Venice
Council District: 11
Expiration Date: 5/4/11
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1427 AND 1429 Abbot Kinney Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-M, for the Zoning Administrator's Approval of Plans to review compliance with the conditions of operation imposed on the use, and determination that the use is in partial compliance with the Conditions of the prior action of the Zoning Administrator for ZA 2006-5028(CUB) in association with the continued operation of a restaurant dispensing beer and wine, and thereby retained conditions previously approved by the Zoning Administrator on May 4, 2007, and finding the environmental clearance Categorical Exemption ENV-2010-1043-CE.

APPLICANT: Fran Camaj
Representative: Mark Armbruster

APPELLANT: Arminda Diaz

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision, for the Approval of Plans to review compliance with the conditions of operation imposed on the use, and determine that the use is in partial compliance with the Conditions of the prior action of the Zoning Administrator for ZA 2006-5028(CUB) in association with the continued operation of a restaurant dispensing beer and wine, and hereby retain the conditions previously approved by the Zoning Administrator on May 4, 2007.
3. **Find** the environmental clearance Categorical Exemption ENV-2010-1043-CE.

Staff: Fernando Tovar (213) 978-1303

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 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, May 4, 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.