

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 1, 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**

Erica Teasley Linnick, President
Thomas M. Donovan, Vice-President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Glenda E. Martinez, 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
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 January 18, 2012

3. **ZA 2008-617-CUB-PA1-1A**

CEQA: ENV 2008-0618-MND-REC1

Plan: Westwood

Council District: 5

Expiration Date: 2/29/12

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1037 South Broxton Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 9 of ZA 2008-0617(CUB), to approve plans to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant comprised of 7,458 square feet of floor area, and with the modification of Condition Nos. 11, 22 and 50, as previously granted under Case No. ZA 2008-0617(CUB) in the C4-2D-O Zone; and the decision to adopt the action of the lead agency in issuing environmental clearance, Mitigated Negative Declaration ENV 2008-618-MND-REC1.

APPLICANT: Barney's Westwood, L.P.

Representative: Stephen Jamieson, Solomon, Saltsman, & Jamieson

APPELLANT: Steven D. Sann

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to approve plans to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant comprised of 7,458 square feet of floor area, and with the modification of Condition Nos. 11, 22 and 50, as previously granted under Case No. ZA 2008-0617(CUB) in the C4-2D-O Zone.
3. **Sustain** the decision to adopt the action of the lead agency in issuing environmental clearance, ENV 2008-0618-MND-REC1.

Staff: Jae Kim (213) 978-1383

4. [TT-71589-CN-1A](#)

Related Case: DIR-2011-1280-DRB-SPP
CEQA: ENV 2011-1183-MND

Plan: Westwood
Council District: 5
Expiration Date: 2/1/12
Appeal Status: Not further appealable

Location: 1666-1672 South Greenfield Avenue

Proposed project: Tentative Tract No. 71589-CN composed of 1-lot, located at 1666 S. Greenfield Avenue, for a maximum of 10 residential condominiums, and an adjustment to allow a building height of 49 feet, in lieu of the required 45 feet maximum, in the [Q]R3-1VL-O Zone.

Requested Action:

1. **An appeal from** the entire decision of the Advisory Agency in approving TT-71589-CN and Mitigated Negative Declaration, ENV-2011-1183-MND
2. **An appeal from** part of the decision of the Advisory Agency (approving the 49 feet in height in lieu of the required 45 feet maximum).

APPLICANT: Steve Nazemi, DHS & Associates, Inc.

APPELLANTS: (1) Rick Tagawa
(2) Stephen Resnick, Westwood Homeowners Association

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Advisory Agency's decision approving TT-71589, including the 49 feet in height in lieu of the required 45 feet maximum, subject to the Conditions of Approval.
3. **Sustain** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2011-1183-MND.

Staff: Kevin Golden (213) 978-1396

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, February 15, 2012** 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.