

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 3, 2004 4:30 P.M.
HENRY MEDINA WEST LOS ANGELES
PARKING ENFORCEMENT FACILITY, 2ND FLOOR
11214 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90064**

VACANT, President
Matthew Rodman, Vice President
Robyn Ritter Simon, Commissioner
Elvin W. Moon, Commissioner
Joyce Foster, Commissioner

Gabriele Williams, Commission Executive Assistant
(213) 978-1247; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NO: 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. All requests to address the Commission on public hearing items must be submitted to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION STAFF.**

To ensure that the Commission has ample opportunity to review written material, all participants who wish to submit such material on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, to coordinate with the Commission Office mailing deadline.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

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.

The time in which a party may seek judicial review of the Commission's determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **ZA-1998-0577-YV-1A**

Location: 7501 West 80th Street
Council District: 11
Plan: Playa Del Rey

CEQA: EIR-1991-675-SUB-CDP-PP-ZBA

Expiration Date: 03-28-04

Appeal Status: Further appealable to City Council, if granted.

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's **dismissal** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a variance from Section 12.08-C,4, relative to lot area of proposed open space lots in the R1, R3, R1(PV) and OS(PV) Zones **and**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, **approval** of a variance from Section 12.08-C,1, to permit any developed parcel to have a reduced front yard setback of 16 feet to encourage staggering of the building footprints throughout the development consistent with the approval of Tentative Tract Map No. 51122 and construction of 114 single-family homes.

APPLICANT: Bill Dennis/Catellus Residential Group
APPELLANT: Franklin Dey

STAFF RECOMMENDS DENY THE APPEAL.
Emily Gabel-Luddy, (213) 978-1176.

4. **ZA-2003-3463-ZAD-ZAA-A1**

Location: 3311 Mandeville Canyon Rd.
Council District: 11
Plan: Brentwood-Pacific Palisades

CEQA: ENV-2003-3464-CE

Expiration Date: 1-27-04

Appeal Status: Not further appealable

Continued from 01-07-04.

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's **denial** pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to permit the continued use and maintenance of a maximum 7-foot over-in-height driveway gates, pilasters and fence located within the public right-of-way along the frontage of a single-family residence where a height of 3 feet and 6 inches is otherwise permitted by the Municipal Code and, pursuant to Los Angeles Municipal Code Section 12.28 **denial** of a Zoning Administrator's Adjustment to permit the continued use and maintenance of a portable trash container structure to be located in the required front yard of a single-family dwelling as otherwise not permitted by Section 12.21-C,1 (g) of the Municipal Code.

APPLICANT: Laurie Trainor and Greg Garber
APPELLANT: Claudia Kleefeld

STAFF RECOMMENDS DENY THE APPEAL.
Lourdes Green, (213) 978-1313.

5. **APCW-2002-7626-CDP-SPP-SPR-MEL** **CEQA:** ENV-2002-7627-MND
Location: 3224 - 3226 Thatcher Ave. & **Expiration Date:** (Extended to March 3, 2004)
3221 Carter Ave. **Appeal Status:** Appealable to City Council.
Council District: 11
Plan: Venice

Public Hearing completed on December 8, 2003.

Pursuant to Section 12.20.2 of the Municipal Code, a COASTAL DEVELOPMENT PERMIT; and,

Pursuant to Section 11.5.7.C of the Municipal Code, a PROJECT PERMIT COMPLIANCE with the Venice Specific Plan; and,

Pursuant to Section 10 of the Oxford Triangle Specific Plan (Ordinance No. 170,155), a PLOT PLAN REVIEW; and,

Pursuant to Section 16.05 of the Municipal Code, SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units; and,

Pursuant to California 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 the Coastal Zone).

The proposed project consists of the demolition of existing structures and pavement; grading; and construction of 298 multiple-family apartment units with associated parking and amenities; 2, 3 and 4-stories, with a maximum height of 47 feet, composed of 375,000 square feet of floor area, and having a total of 670 parking spaces , on a 5.8 acre site.

APPLICANT: Michael Genthe, Trammell Crow Residential (TCR) Southern California II, Inc.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171

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 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, **March 17, 2004,**
at the Henry Medina West Los Angeles Parking Enforcement Facility, 2nd Floor
11214 W. Exposition Blvd.
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 Commission Executive Assistant at (213) 978-1247.

