

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING**

WEDNESDAY, FEBRUARY 18, 2004 4:30 P.M.

Corrected Copy

**HENRY MEDINA WEST LOS ANGELES
PARKING ENFORCEMENT FACILITY, 2ND FLOOR
11214 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90064**

Flora Gil Krisiloff, 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.

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-2003-4570-ZAA-1A**

Location: 1235 North Bundy Drive

Council District: 11

Plan: Brentwood-Pacific Palisades

CEQA: ENV-2003-4571-CE

Expiration Date: 3-8-04

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, of Conditions modified on December 8, 2003, which were imposed in conjunction with an approval of adjustments from Sections 12.07.01-C,2(b) and 12.21-C2(g) of the Los Angeles Municipal Code to permit encroachment into the required 55-foot front yard setback for the construction of a detached two-story garage and recreation room, and to permit the construction of a 6-foot fence within the front yard setback; all in conjunction with an existing single-family dwelling.

APPLICANT: Daniel Ezralow

APPELLANT: Phyllis Alden Truby

STAFF RECOMMENDS DENY THE APPEAL.

Jon Perica, (213) 978-1306.

4. **APCW-2003-3304-SPE-CU-CDP-ZAD-SPP**

Location: 204 Hampton Drive

Council District: 6

Plan: Venice

CEQA: ENV 2003-3305-MND

Appeal Status: Further appealable.

Continued from 11-05-03 and 12-17-03.

Public Hearing completed on October 2, 2003.

SPECIFIC PLAN EXCEPTION, pursuant to provisions of Section 11.5.7-F of the Los Angeles Municipal Code, Venice Specific Plan (Ordinance No. 172,897) for a height of 41 feet in lieu of the permitted 25 feet (Section G.3, Height) and to permit consolidation of more than two lots for a project (Section 8.A.1); and

CONDITIONAL USE PERMIT, pursuant to Section 12.24-U,4, for a 48-child care/nursery with hours of operation from 8 a.m. to 5 p.m., Monday through Friday; **and**

CONDITIONAL USE PERMIT, pursuant to the provisions of Section 12.24-W,9, for expansion of an existing church to include counseling and referral services, church classrooms and training services within a 25,000 square-foot building; and, pursuant to the provisions of Section 12.24-F, a determination to permit a reduced 12 feet 6 inches front yard setback in lieu of the required front yard of 15 feet under Section 12.09-B, 1 (RD1.5 Zone); and

COASTAL DEVELOPMENT PERMIT, pursuant to the provisions of Section 12.20.2, to permit the demolition of an existing community services center and construction of a 25,000 square-foot community services center on a 108,428 square-foot site located within the single permit area of the California Coastal Zone; and

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to the provisions of Section 12.24-X,17 to permit shared parking with existing church parking within the City of Santa Monica; and

SPECIFIC PLAN PROJECT PERMIT, pursuant to the provisions of Ordinance No. 172,897 (Venice Specific Plan) to allow the construction, use and maintenance of a new community service center, for the proposed demolition of an existing 11,000 square foot community services center, St. Joseph Center, and replaced on the same site with a new 25,000 square foot community services center.

APPLICANT: Rhonda Meister, St. Joseph's Center
Representative: Charlene Dekker, DMJM

STAFF RECOMMENDS DENY THE SPECIFIC PLAN EXCEPTION REQUEST FOR 41 FEET IN HEIGHT AND APPROVE A SPECIFIC PLAN EXCEPTION FOR STEPPED BACK CONSTRUCTION UP TO 41 FEET IN HEIGHT AND CONSOLIDATION OF FIVE LOTS; APPROVE THE CONDITIONAL USE PERMITS, SUBJECT TO CONDITIONS; DENY THE DETERMINATION TO PERMIT A REDUCED 12 FEET 6 INCHES FRONT YARD SETBACK IN LIEU OF THE REQUIRED FRONT YARD OF 15 FEET; APPROVE THE COASTAL DEVELOPMENT PERMIT; AND, APPROVE THE ZONING ADMINISTRATOR'S DETERMINATION AND THE SPECIFIC PLAN PROJECT PERMIT.
David Kabashima, (213) 978-1387

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| 5. <u>APCW-2002-6520-SPE-SPP-CDP-ZV-MEL</u>
Location: 419 S. Ocean Front Walk
Council District: 11
Plan: Venice | CEQA: ENV-2002-6521-MND
Expiration Date: N/A
Appeal Status: SPE/SPP appealable to City Council;
ZV appealable if granted; CDP appealable to Coastal Commission only. |
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Public Hearing completed on June 25, 2003.

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F, of the Los Angeles Municipal Code, and exemption from Sections 8-G, 4a. of the Venice Coastal Specific Plan (Ordinance No. 172,897) to permit a 1-foot front yard setback instead of the required 5 feet; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C2 of the Municipal Code, and Section 7 H of the Venice Coastal Specific Plan to permit the proposed project; and

COASTAL DEVELOPMENT PERMIT, pursuant to Section 12.20.2 of the Municipal Code to grant a Coastal Development Permit for the proposed project within the dual permit jurisdiction of the California Coastal

Zone; and

ZONE VARIANCE, from Sections 12.10-C,2 and 12.21-C2 (b) of the Municipal Code to permit a zero-foot northerly side yard in lieu of the 4-feet required, and a 3-foot passageway in lieu of the 10 feet required respectively; and

MELLO ACT COMPLIANCE REVIEW, pursuant to California Government Code Sections 65590 and 65590.1, for the proposed construction, use, and maintenance of a two-condominium unit residential project with 6 on-site tandem parking spaces (4 residential and 2 guest spaces) on a 0.07 acre site.

APPLICANT: Frank Murphy

STAFF RECOMMENDS APPROVAL.
Lynn Harper, (213) 978-1349

6. **APCW-2003-5392-CDP-SPE-MEL**

Location: 7779 Veragua Drive

Council District: 11

Plan: Westchester-Playa Del Rey

CEQA: ENV-2003-5393-MND

Expiration Date: 2-24-04

Appeal Status: SPE appealable to City Council; CDP appealable to Coastal Commission only.

Public Hearing completed on January 16, 2004.

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, from the following provisions of Section 5 A (Residential Regulations - Height for Subarea 3) of the Coastal Bluff Specific Plan (Ordinance No. 170,402):

- a. Section 5.A.3.a., to permit a 26-foot in height building in lieu of the maximum 9 feet in height permitted, within the area between the front lot line and an imaginary line located 38 feet in depth toward the rear lot line, as measured from the midpoint between the side property lines to the highest point of the roof or parapet wall;
- b. Section 5.A.3.b., to permit a 26-foot in height building in lieu of the maximum 9 feet in height permitted, as measured from the midpoint between the side property lines for any other portion of a downslope lot not described in (a) above;
- c. Section 5.A.3.d, to permit an overall 49-foot in height building in lieu of the maximum 45 feet permitted; and

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

MELLO ACT COMPLIANCE REVIEW, pursuant to California Government Code Sections 65590 and 65590.1, for the proposed construction, use and maintenance of a single family dwelling, 5, 819 square feet, 49 feet in height (9-feet in height from the centerline of the street), 3 stories, with an attached two-car garage, on a 5,246 square foot downslope vacant lot.

APPLICANT: John Kilbane, Archwest Developments, Inc.

STAFF RECOMMENDS APPROVAL.
Jim Tokunaga, (213) 978-1174

7. **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 3, 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.

