

**WEST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JANUARY 21, 2004 4:30 P.M.  
HENRY MEDINA WEST LOS ANGELES  
PARKING ENFORCEMENT FACILITY, 2<sup>ND</sup> 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:

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 agenda 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 agenda item 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 90<sup>th</sup> day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report  
ND - Negative Declaration

ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **AA 2002-1348(PMLA)-A1**

*[Related Case ZA 2002-1349(CDP)(SPPA)(ZAA)(MEL)]*

**Location:** 20 Wave Crest Ave.

**Council District:** 11

**Plan:** Venice

**CEQA:** ENV 2002-1350-CE

**Expiration Date:** 06/18/03

**CLARIFICATION/MODIFICATION** of Condition No. 2a. and related conditions for the subject case(s) regarding an appeal from the entire determination of the Deputy Advisory Agency's approval of a preliminary Parcel Map and Zoning Administrator Determination for two condominium units, with four residential parking spaces.

The West Los Angeles Area Planning Commission has requested a report from the Planning Department staff regarding the setback requirements for the subject property. The case was previously heard and acted on by the Commission on June 18, 2003.

Emily Gabel-Luddy, (213) 978-1327/Garland Cheng, (213) 978-1324

4. **APCW-2003-3655-SPE-ZV-SPPA-ZAA-SM-SPP-CDP-MEL**

Location: 19 26<sup>th</sup> Avenue

**Council District:** 11

**Plan:** Venice

**CEQA:** ENV-2003-3941-MND

**Expiration Date:** 1-31-04

**Appeal Status:** Appealable to City Council

Public Hearing completed on November 7, 2003.

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from Section 8 G 3(c) of the Venice Specific Plan (Ordinance 172,898), to permit a 37-foot high elevator penthouse with 0 feet setback from the perimeter of the building in lieu of the minimum 9 feet required from the perimeter of the building (LAMC 12.21-1.B.3); **and**

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** from the following:

- a. Section 12.21 C2 (b) to permit a 3 foot passageway in lieu of the minimum 12 feet required;
- b. Section 12.09.1 B 3 to permit a 5-foot front yard in lieu of the minimum 15 feet required; **and**

Pursuant to Section 11.5.7.E of the Municipal Code, **Specific Plan Adjustment** from the following provisions of the Venice Specific Plan (Ordinance 172,898):

- a. Section 8 G 3 (c) to permit building height of 29 feet in lieu of the maximum 28 feet permitted;
- b. Policy I.A.1.a of the Venice Local Coastal Program (Land Use Plan), to permit a roof structure of 110 square feet in area in lieu of the maximum 100 square foot permitted; **and**

Pursuant to Section 12.28 A of the Municipal Code, a **Zoning Administrator's Adjustment** from Section 12.09.1 B 2, to permit 3-foot side yards in lieu of the minimum 4 feet required; **and**

Pursuant to Section 12.28 B of the Municipal Code, a **Slight Modification** from Section 12.09.1 B 4, to permit the second unit with a lot area of 1,460 square feet in lieu of the minimum 1,500 square feet required; **and**

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** within the Venice Specific Plan; **and**

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; **and**

Pursuant to California Government 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 in the Coastal Zone.).

The proposed projects consists of the demolition of an existing single family unit and construction, use, and maintenance of a 3, 793 square foot, two-family dwelling unit, three-stories (29- feet in height), having an elevator penthouse and stairwell tower 37 feet in height, with 5 parking spaces.

APPLICANT: Albert Moore and Sherrill Johnson

STAFF RECOMMENDS APPROVAL OF THE SPECIFIC PLAN EXCEPTION AND VARIANCES, SUBJECT TO CONDITIONS; DISAPPROVAL OF THE SPECIFIC PLAN ADJUSTMENTS AND THE ZONING ADMINISTRATOR'S ADJUSTMENT; APPROVAL OF THE SLIGHT MODIFICATION AND THE PROJECT PERMIT COMPLIANCE, SUBJECT TO CONDITIONS; APPROVAL OF THE COASTAL DEVELOPMENT PERMIT AND ADOPTION OF THE MELLO ACT COMPLIANCE REVIEW.

Jim Tokunaga, (213) 978-1174

## 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 4, 2004**, at the Henry Medina West Los Angeles Parking Enforcement Facility, 2<sup>nd</sup> 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.