

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 05, 2003 4:30 P.M.
HENRY MEDINA WEST LOS ANGELES
PARKING ENFORCEMENT FACILITY, 2ND FLOOR
11214 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90064**

Matthew Rodman, President
Flora Gil Krisiloff, Vice President
Robyn Ritter Simon, Commissioner
Elvin W. Moon, Commissioner
Steven E. Belhumeur, Commissioner

Greg Bartz, Commission Executive Assistant
(213) 978-1293; Fax (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS. 4, 5 AND 6:

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.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 N. Spring 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 agendaed here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

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 - ITEMS OF INTEREST.**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- 3. Minutes of February 19, 2003 meeting

3. **APCW 2002-5556**
(SPE)(CDP)(SPP)(ZAA)(MEL)

CEQA: ENV 2002-5558-MND

Location: 709 S. 5th Ave.

Council District: 11

Plan: Venice

Expiration Date: 03/05/03

Appeal Status: Further appealable to City Council
and CDP to Coastal Commission

PUBLIC HEARING COMPLETED ON JANUARY 17, 2003

- 1. **A SPECIFIC PLAN EXCEPTION**, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code, from the following provisions of the Venice Coastal Zone Specific Plan (Ordinance 172,897): **a.)** Section 8.H.2.a(2) to permit one additional dwelling unit in excess of the two-unit maximum in the RD1.5 Zone, with the additional unit not designated as a Replacement Affordable Unit; **b.)** Section 8.H.3.a to permit a 30-foot building height in lieu of the maximum 25 feet required; and
- 2. **A COASTAL DEVELOPMENT PERMIT**, pursuant to Section 12.20.2 of the Los Angeles Municipal Code; and
- 3. **A PROJECT PERMIT COMPLIANCE**, pursuant to Section 11.5.7.C of the Municipal Code, with the Venice Specific Plan; and
- 4. **A ZONING ADMINISTRATOR'S ADJUSTMENT**, pursuant to Section 12.28 of the Los Angeles Municipal Code, from Section 12.21C2(b) to permit a reduced passageway of five feet, six inches in lieu of 12 feet required; and
- 5. **A MELLO ACT COMPLIANCE REVIEW**, pursuant to California Government Code Sections 65590 and 65590.1, 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;

FOR construction of a three-unit condominium project, three stories and 30 feet in height, with seven parking spaces.

APPLICANT: Mark Baez

Staff recommendation: **1. Disapprove** the requested Specific Plan Exception, Coastal Development Permit, Project Permit Compliance, Zoning Administrator's Adjustment and Mello Act Compliance; and **2. Adopt** the Planning Department Findings
James Tokunaga (213) 978-1174

4. **ZA 2000-4006**
(CDP)-A1

CEQA: ENV 2000-4007-MND

Location: 615 Hampton Dr.
Council District: 11 (formerly 6)
Plan: Venice
Expiration Date: 03/16/03
Appeal Status: CDP further appealable to Coastal Commission

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.20.2, of an amendment to the approved Coastal Development Permit to: **1)** allow the required location of affordable replacement housing to be off-site instead of on-site, or to allow the payment of an in-lieu fee into a City Housing Trust fund instead of the actual construction of affordable housing; and **2)** the determination of what percentage of the live/work units the in-lieu City housing fee would be based upon.

APPLICANT: GTO Management, LLC, Bob D'Elia / Allen Matkins, et. al., Gerald Wells and Soula Ransom (Representatives)

APPELLANT: Same

Staff recommends denial of the appeal
Jon Perica (213) 978-1306

5. **ZA 2002-3561(ZAA)-A1**

CEQA: ENV 2002-3562-CE

Location: 10621 Rochester Ave.
Council District: 5
Plan: Westwood
Expiration Date: 03/15/03
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.28, of an Adjustment from Sections 12.08-C,2 and 12.21-C,5(e) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a 412 square-foot accessory living quarters over a detached garage observing reduced side and rear yards of eight inches in lieu of the required five feet.

APPLICANT: Sheryl and Donald Clough / Ali Olfati (Representative)

APPELLANT: Same

Staff recommends denial of the appeal
Anik Charron (213) 978-1307

6. **ZA 2002-3316(CDP)(SPP)-A1**

CEQA: ENV 2002-3317-MND

Location: 2005 Lincoln Bl.

Council District: 11

Plan: Venice

Expiration Date: 03/23/03

Appeal Status: CDP further appealable to Coastal Commission

PUBLIC HEARING

AN APPEAL from Conditions, elements or parts of an Associate Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.20.2, of a Coastal Development Permit for the construction , use and maintenance of an automobile sales area with an ancillary office building, and pursuant to Section 11.5.7 of the Los Angeles Municipal Code and Section 7-A of the Venice Specific Plan (Ordinance No. 172,897), approval of a Specific Plan Project Compliance to allow the construction of the above described automobile sales area and ancillary office.

APPLICANT: Jason Propp / Moss and Associates, Gerry Hernandez (Representative)

APPELLANT: Raymond Geagan

Staff recommends denial of the appeal
Anik Charron (213) 978-1307

7. **PUBLIC COMMENT**

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 19, 2003**
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) 978-1293.