

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 21, 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. 3, 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 agenda item 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

C. Minutes of May 07, 2003 meeting

3. **DIR 2002-6865(DRB)(SPP)-A1**
(Continued from 04/30/03)

Location: 1218 Glendon Ave.

Council District: 5

Plan: Westwood

CEQA: ENV 2001-4989-MND

Expiration Date: 05/07/03

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from Conditions, elements or parts of the determination of the Director of Planning's **approval** of a Design Review and Project Permit Compliance for an addition of a mausoleum to an existing cemetery.

APPLICANT: Curtis G. Briggs, SCI California Funeral Services / Brian Chin, Afriat Consulting Group (Representative)

APPELLANT: Friends of Westwood Village Memorial Park, Tamar Hoffs, President; Lila Rieth; Lili Young

Staff recommendation: Denial of the appeal

Jon Foreman (213) 978-1171

4. **ZA 2002-5107(CU)-A1**

Location: 1250 North Capri Drive
Council District: 11
Plan: Brentwood-Pacific Palisades

CEQA: ENV 2002-5108-ND
Expiration Date: 06/07/03
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, of a **Conditional Use Permit** for the installation of wireless telecommunications facilities in the A1-1XL Zone.

APPLICANT: Marty Zimmerman, AT &T Wireless

APPELLANT: South Riviera Neighborhood and Robert Peddicord / Kevin K. McDonnell, Esq.,
Jeffer, Mangels, et. al. (Representative)

Staff recommendation: Denial of the appeal Daniel Green (213) 978-1304

5. **ZA 2002-5890(ZV)-A1**

Location: 666-668 S. Gretna Green Way
Council District: 11
Plan: Brentwood-Pacific Palisades

CEQA: ENV 2002-5891-CE
Expiration Date: 06/07/03
Appeal Status: Zone Variance grant is further
appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's **approval**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a **Variance** from Section 12.08-A,1 of the Code to permit the construction, use and maintenance of a 661 square-foot, two-story addition to an existing 2,330 square-foot, two-story duplex in the R1-1-O Zone (one- family zone); and Section 12.21-C,5(d) of the Code, to permit a passageway of 8 feet 6 inches to 9 feet 6 inches in lieu of the required 10 feet. [AL]

APPLICANT: Rungaitis Trust / George Quintero & Associates (Representative)

APPELLANT: Pearl Mok

Staff recommendation: Denial of the appeal Albert Landini (213) 978-1467

6. **ZA 2002-5061(YV)(ZAA)(ZAD)-A1**

Location: 457 Bel Air Road

Council District: 5

Plan: Bel Air-Beverly Crest

CEQA: ENV 2002-5062-MND

Expiration Date: 05/28/03

Appeal Status: Variance grant is further appealable to City Council

ZAA and ZAD are not further appealable

PUBLIC HEARING

AN APPEAL of Conditions, elements or parts of an Associate Zoning Administrator's **1.) denial**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of **a.) a Variance** from Sections 12.07.01-C,1, 2 and 3 and Section 12.21-C,1(g) of the Code, to permit a series of retaining walls up to 9.5 feet in height in the front yard area; and **b.) a Variance** from Section 12.21-A,17(c) of the Code to permit the construction and continued maintenance of a single-family dwelling at height varying from 36 feet at the front to 46 feet 6 inches at the rear; and **c.) a Variance** from Section 12.21-A-17(c) of the Code to permit the height of an accessory living quarters to be 39 feet 1.5 inches in height in lieu of the maximum height of 36 feet; and **2.) dismissal**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a **Variance** from Sections 12.07.01-C,1, 2 and 3 and Section 12.21-C,1(g) of the Code to permit retaining walls up to 22 feet in height in lieu of the permitted 6 feet within side yards and rear yards. This request has been withdrawn by the Applicant; and **3.) dismissal**, pursuant to the provisions of Section 12.28-A of the Code, of an **Adjustment** from Section 12.21-C,5(m) and ZAI 78-100 to permit the construction, use and maintenance of a tennis court to observe a 21-foot setback in lieu of the 50-foot setback required for that portion more than 6 feet above grade. This request has been withdrawn by the Applicant; and **4.) approval**, pursuant to the provisions of Section 12.28-A of the Code, of an **Adjustment** to permit an accessory structure (studio) to be located 39 feet 11 inches from the property line in lieu of the required 55 feet under Section 12.21-C,5(b) of the Code.

APPLICANT: Sam Surloff, JAD Group, LLC/George Millstein, Michael Nytzen, Latham & Watkins (Representative)

APPELLANT: Same

Staff recommendation: Denial of the appeal David Kabashima (213) 978-1312

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, June 04, 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.