

WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 18, 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 AND 5:

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 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, 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 agendized 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

- 1.) July 02, 2003 meeting canceled
- 2.) Annual election of officers scheduled for July 16, 2003 meeting
- 3.) Commissioner Belhumeur resignation effective at end of June.
- 4.) Commissioner Rodman's term expires June 30.

B. Commission Requests

C. Minutes of the June 04, 2003 regular meeting

3. **ZA 2002-3777(ZV)(ZAD)-A1**

Location: 15 Brooks Ave.

Council District: 11

Plan: Venice

CEQA: ENV 2002-3778-CE

Expiration Date: 07/23/03

Appeal Status: Zoning Administrator's Determination is not further appealable;
Zone Variance grant is further appealable to City Council

PUBLIC HEARING

AN APPEAL from 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 **Variance** from Section 12.09.1-A of the Municipal Code to allow two joint living and work quarters within two existing residential condominiums on property zoned RD1.5; and **2.) approval**, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a **Zoning Administrator's Determination** for the construction of a six-foot high combination wrought iron/concrete block fence within the front yard setback of the above referenced property.

APPLICANT: Chuck Arnoldi / The Tiger Company / Nieves and Associates (Representative)

APPELLANT: Same

Staff recommendation: Denial of the appeal Anik Charron (213) 978-1307

4. **APCW 2003-1123**
(ZV)(SPE)(ZAA)(CDP)(SPP)(MEL)-A1

Location: 70 Windward Ave.

Council District: 11

Plan: Venice

CEQA: ENV 2003-1124-MND

Expiration Date: 06/23/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED ON MAY 12, 2003

1. **A Specific Plan Exception**, pursuant to Section 11.5.7.F of the Municipal Code, from Section 8.G.4.a of the Venice Specific Plan (Ordinance 172,898) to permit a zero-foot front yard in lieu of the minimum five feet required.
2. **A Variance**, pursuant to Section 12.27 of the Municipal Code, from the following:
 - A. Section 12.21A5(h) to permit four parking spaces in tandem in lieu of each parking stall within a parking garage being individually and easily accessible;
 - B. Section 12.21C6 to permit a loading area having a reduced area of 115 square feet in lieu of the minimum 400 square feet;
3. **A Zoning Administrator's Adjustment**, pursuant to Section 12.28 of the Municipal Code, from Section 12.14C2 to permit a zero-foot side yard in lieu of the minimum three feet required;
4. **A Coastal Development Permit**, pursuant to Section 12.20.2 of the Municipal Code;
5. **A Project Permit Compliance**, pursuant to Section 11.5.7.C of the Municipal Code, with the Venice Specific Plan;
6. **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 two-story with mezzanine, 30-feet in height, mixed use development with ground floor retail space (450 square feet), a single-family dwelling on the second floor (1,767 square feet), having two tandem retail parking spaces and two tandem residential parking spaces, for a total of four parking spaces within a parking garage.

APPLICANT: Jose Bunge

Staff recommendation: **1.) Approve** the requested Specific Plan Exception, Variances, Zoning Administrator's Adjustment, Coastal Development Permit, Project Permit Compliance and Mello Act Compliance subject to the Conditions of Approval; **2.) Adopt** Mitigated Negative Declaration No. ENV 2003-1124-MND; **3.) Adopt** the Planning Department Findings
Jon Foreman (213) 978-1172

5. **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: extended to 06/18/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of the Deputy Advisory Agency's **approval** of a preliminary **Parcel Map** for two condominium units with four residential parking spaces.

APPLICANT: Parker Trust / David Madera (Representative)

APPELLANT: Linda Lucks

Staff recommendation: Denial of the appeal Garland Cheng (213) 978-1324

6. **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.

**NOTE: THE REGULAR MEETING SCHEDULED FOR JULY 02, 2003
HAS BEEN CANCELED
IN OBSERVANCE OF THE JULY 04 INDEPENDENCE DAY HOLIDAY**

The next regular meeting of the West Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on Wednesday, **July 16, 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.