

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 15, 2003 4:30 P.M.
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
VACANT, Commissioner

Gabriele Williams, Commission Executive Assistant
(213) 978-1247; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 4 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. **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 agendaed 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.

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

C. Minutes of 9-17-03 - **Carried over from October 1, 2003**

3. **CPC NO. 1998-0010-CPU**

Location: Various

Council District: 11

Plan: Westchester-Playa del Rey

CEQA: ENV 2003-1922-EIR

Expiration Date: N/A

Appeal Status: N/A

Public Hearing completed June 26, 2003.

REVIEW AND COMMENT, on the proposed Westchester-Playa del Rey Community Plan Update (CPU), including plan amendments, zone changes, revisions to the plan text and map, for an area generally bounded on the north by Ballona Creek, Bay Street, Jefferson Boulevard, Centinela Avenue, and the City of Los Angeles boundary with unincorporated County of Los Angeles; on the east by La Brea Avenue and the City of Los Angeles boundary with the City of Inglewood; on the south by the Los Angeles International Airport, the City of Los Angeles boundary with the City of El Segundo; and on the west of Dockweiler State Beach.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS REVIEW AND COMMENT.

Jon Foreman, (213) 978-1171

4. **ZA - 2003-3061-ZAA-A1**

Location: 2554 N. Hutton Dr.

Council District: 5

Plan: Bel Air-Beverly Crest

CEQA: ENV 2003-3062-CE

Expiration Date: 11-02-03

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of conditions, elements or parts of an Associate zoning Administrator's **approval** pursuant to Los Angeles Municipal Code Section 12.28, of an adjustment from Section 12.07.01 - C,2

of the Los Angeles Municipal Code, to permit the addition of a second story to an existing one-story single-family dwelling observing a varying 4-foot, 4-inch to 6-foot side yard on the first floor, on property zoned RE20-1-H.

APPLICANT: Dolores Robinson

APPELLANT: Dolores Robinson/Christo Karsikis (Representative)

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron, (213) 978-1307

5. **TENTATIVE TRACT MAP NO. 54251-A1**

Location: 11863 Texas Avenue

Council District: 11

Plan: West Los Angeles

CEQA: ENV 2003-659-MND

Expiration Date: 10-23-03

Appeal Status: Further appealable.

PUBLIC HEARING

AN APPEAL, from part of the decision of the Advisory Agency in approving Tentative Tract Map No. 54251, for a maximum new 8-unit condominium in the R3-1 Zone.

APPLICANT: Palace Texas, LLC

APPELLANT: Palace Texas, LLC c/o Dariush Khakshouri

STAFF RECOMMENDS DENY THE APPEAL.

Emily Gabel-Luddy, (213) 978-1327

Note: The West Los Angeles Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

6. **APCW-2002-5526-ZC-ZV**

Location: 11983 W. Mayfield Ave.

Council District: 11

Plan: Brentwood

CEQA: ENV 2001-5528-MND

Appeal Status: Zone change further appealable if disapproved; zone variance further appealable if granted.

Public Hearing held on June 25, 2003.

ZONE CHANGE, pursuant to Section 12.32-I of the LAMC, from [T][Q]RD3-1 to [T][Q]RD3-1, **and**

ZONE VARIANCE, pursuant to Section 12.28 of the LAMC to allow: **1)** reduced rear yard of 12.5 foot in lieu of the 15-foot required to the semi-sub garage structure, observing the 15-foot setback to the dwellings; **2)** a zero (0) side yard in lieu of the 5-foot required to the semi-sub garage while observing

the 5-foot setback to the dwellings; and **3)** a reduced mid-point lot width of 50.15' in lieu of the 60 feet required in the RD3-1 zone, for the proposed construction, use and maintenance of a two-story, three-unit townhouse condominium, with nine parking spaces. (Concurrent to AA-2002-5527-PMLA for a three-unit condominium preliminary parcel map).

APPLICANT: Esmail and Ester Arshadnia Family Trust

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF [T][Q]RD3-1 AND DISAPPROVAL OF THE VARIANCE.
Emily Gabel-Luddy, (213) 978-1327

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, **November 5, 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) 978-1247.