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**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING**

**WEDNESDAY, OCTOBER 1, 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 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 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 agendized 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

3. **CPC NO. 2002-3161-CDO-ZC**

Location: Various

Council District: 11

Plan: West Los Angeles and Palms-Mar Vista-Del Rey

CEQA: ENV 2002-3162-ND

Expiration Date: N/A

Appeal Status: N/A

Public Hearing completed July 14, 2003.

REVIEW AND COMMENT, of the establishment of the West Pico Boulevard Community Design Overlay District (CDO), including approval of boundaries, and Community Design Guidelines and Standards, and Zone Changes to restrict certain uses, on all commercially and industrially designated parcels between the San Diego Freeway on the east, Tennessee Avenue to Federal Avenue on the north, Pico Boulevard to the south and Centinela Avenue (City boundary) on the west.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS REVIEW AND COMMENT.

Jon Foreman, (213) 978-1171

4. **TENTATIVE TRACT MAP NO. 53898-**

A1

Location: 2230, 2238 & 2240 Bentley Avenue

Council District: 11

Plan: West Los Angeles

CEQA: ENV 2002-2423-MND

Expiration Date: 10-01-03 (Extended_

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the decision of the Deputy Advisory Agency in approving Tentative Tract No. 53898, to permit a 22-unit condominium development.

APPLICANT: Isaac Wise Cohanzad, Peter Wilson (Representative)

APPELLANT: Westwood South of Santa Monica Homeowners Association (A1)

STAFF RECOMMENDS DENIAL OF 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.

5. [ZA-2003-1630-CU-A1](#) **CEQA:** ENV 2003-1631-ND
Location: 800 South Lincoln Blvd. **Expiration Date:** 10-27-03
Council District: 11 **Appeal Status:** Not further appealable.
Plan: Venice

PUBLIC HEARING

An APPEAL, of conditions, elements or parts of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Sections 12.24-W, 4, 27 and 48, of a Conditional Use Permit to allow the legalization of an existing addition to an automotive repair, use, service and restoration facility; and a Conditional Use Permit to allow the continued use and maintenance of a Commercial Corner Development and to allow waivers from certain provisions of Section 12.22-A 23 of the Municipal Code; and a Conditional Use Permit to allow temporary storage of partially dismantled automobiles.

APPLICANT: Peter's Marina Motors/George Quintero & Associates (Representative)
APPELLANT: Same (A1)

STAFF RECOMMENDS DENY THE APPEAL.
 Lourdes Green, (213) 978-1313.

- ## 1. 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, **October 15, 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.