

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

**WEDNESDAY, SEPTEMBER 17, 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. 3, 4, 5, 6 AND 7:

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

3. **VESTING TENTATIVE TRACT MAP
NO. 53996 - A1, A2**

Location: 602-670 Main Street
Council District: 11
Plan: Venice, Venice Coastal Zone
Specific Plan

CEQA: ENV 2002-3481-MND
Expiration Date: 9-17-03 (Extended)
Appeal Status: Further appealable to Council

PUBLIC HEARING

TWO APPEALS, from the decision of the Deputy Advisory Agency in approving Vesting Tentative Tract (VTT) No. 53996, to permit a 35-unit joint living and work condominium development.

APPLICANT: RAD Venice, LLC

APPELLANTS: Billy Al Bengston and Wendy Al (A1)
RAD Venice, LLC (A2)

STAFF RECOMMENDS GRANT THE APPEAL (A2) IN PART, AND DENY THE APPEAL (A1).
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.

4. **VESTING TENTATIVE TRACT MAP
NO. 53773 AND ZA 2002-2526-CDP-CU-
SPP-MEL-A1, A2, A3**

Location: 701 Ocean Front Walk
Council District: 11
Plan: Venice, Venice Coastal Zone
Specific Plan

CEQA: ENV 2002-2527-MND
Expiration Date: 10-1-03 (Extended)
Appeal Status: Further appealable to City Council

PUBLIC HEARING

THREE APPEALS, from the decision of the Deputy Advisory Agency/Zoning Administrator in approving Vesting Tentative Tract (VVT) No. 53773 and ZA2002-2526-CDP-CU-SPP-MEL, to permit a 6-unit joint living and work condominium and one unit commercial condominium.

APPLICANT: Venice Park Associates

APPELLANTS: Hortense Breitman (A1), Joyce Haskel (A2), Steve Schlein (A3)

STAFF RECOMMENDS DENIAL OF THE APPEALS.
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. **VESTING TENTATIVE TRACT MAP
NO. 53772 AND ZA-2002-2546-CDP,CU-
SPP-MEL-A1, A2, A3.**

Location: 619 Ocean Front Walk
Council District: 11
Plan: Venice, Venice Coastal Zone
Specific Plan

CEQA: ENV 2002-2547-MND
Expiration Date: 10-1-03 (Extended)
Appeal Status: Further appealable to Council

PUBLIC HEARING

THREE APPEALS, from the decision of the Deputy Advisory Agency/Zoning Administrator in approving Vesting Tentative Tract (VTT) No. 53772 and ZA 2002-2546-CDP-CU-SPP-MEL, to permit a 4-unit joint living and work condominium and one unit commercial condominium.

APPLICANT: Venice Park Associates

APPELLANTS: Hortense Breitman (A1), Joyce Haskel (A2), Steve Schlein (A3)

STAFF RECOMMENDS DENY THE APPEALS.
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. **TENTATIVE TRACT MAP NO. 54068-A1**

Location: 13021 Montana Avenue
Council District: 11
Plan: Brentwood

CEQA: ENV 2002-5936-MND
Expiration Date: 9-17-03
Appeal Status: Further appealable to City Council.

PUBLIC HEARING

AN APPEAL, from the decision of the Deputy Advisory Agency in approving Tentative Tract No. 54068, to permit a 4-unit residential condominium development.

APPLICANT: Anatoly Shamisvo
APPELLANT: Buttwinick Family Trust c/o Linda Buttwinick (A1)

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.

- 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 1, 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.