

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 06, 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

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, 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 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

No cases currently scheduled for August 20, 2003

B. Commission Requests

C. Minutes of July 16, 2003

3. **AA 2002-3592(PMLA)-A1**

Location: 538 East Broadway

Council District: 11

Plan: Venice

CEQA: ENV 2002-3594-MND

Expiration Date: extended to 08/06/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL from Conditions, elements or parts of a Deputy Advisory Agency's **approval**, pursuant to Los Angeles Municipal Code Section 17.53, of a **Parcel Map** for a two-unit condominium with five parking spaces.

APPLICANT: Tatiana Botton / Howard Robinson, Craig Lawson & Co. (Representative)

APPELLANT: Same

Staff recommendation: Denial of the appeal

Michael LoGrande (213) 978-1349

4. **AA 2002-3596(PMLA)-A1**

Location: 540 East Broadway

Council District: 11

Plan: Venice

CEQA: ENV 2002-3598-MND

Expiration Date: extended to 08/06/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL from Conditions, elements or parts of a Deputy Advisory Agency's **approval**, pursuant to Los Angeles Municipal Code Section 17.53, of a **Parcel Map** for a two-unit condominium with five parking spaces.

APPLICANT: Lauren McCollum / Howard Robinson, Craig Lawson & Co. (Representative)

APPELLANT: Same

5. Staff recommendation: Denial of the appeal Michael LoGrande (213) 978-1349
DIR 2003-1568(SPPA)-A1
Location: 915 Victoria Avenue **CEQA:** ENV 2003-1569-CE
Council District: 11 **Expiration Date:** 08/27/03
Plan: Venice **Appeal Status:** Not further appealable

PUBLIC HEARING

AN APPEAL of the entire Director of Planning **disapproval**, pursuant to Los Angeles Municipal Code Section 11.5.7, of a **Specific Plan Project Permit Adjustment** to permit an increase in height to 32 feet-7inches in lieu of the maximum 30-foot height limit for projects in the Oakwood-Milwood-Southeast Venice subarea for the construction of a previously approved (DIR 2002-6580-SPP) first-, second-, and third-story additions to an existing one-story single-family dwelling in the R2-1 Zone.

APPLICANT: Bernard Nachman

APPELLANT: Same

Staff recommendation: Denial of the appeal Helene Bibas (213) 978-1176

6. **ZA 2002-6306(CUB)(CU)-A1**
Location: 11263 Santa Monica Boulevard **CEQA:** ENV 2002-6307-MND
Council District: 11 **Expiration Date:** extended to 08/06/03
Plan: West Los Angeles **Appeal Status:** Not further appealable

PUBLIC HEARING

AN APPEAL from Conditions, elements or parts of an Associate Zoning Administrator's **1.) denial**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a request for a **Conditional Use Permit** to permit the sale of beer and wine for off-site consumption; and **2.) denial**, pursuant to Los Angeles Municipal Code Section 12.24-W,17, of a request for a **Conditional Use Permit** to permit the sale of take out only fast food in conjunction with a drive-through facility; and **3.) approval**, pursuant to Los Angeles Municipal Code Section 12.24-W,27, of a request for a **Conditional Use Permit** to allow specific deviations from Section 12.22-A,23(a) in association with remodeling /addition of 407 square feet for a total of 2,209 square feet; elimination of auto repair and conversion to a convenience food mart / service station. The specified deviation requested is for hours of operation for the service station proposed to be open 24 hours daily. The hours of operation for the take out fast food restaurant albeit without a drive-through component and convenience food mart are limited to 7:00 a.m. to 11:00 p.m. daily.

APPLICANT: Joselito B. Bautista, Eurocon Group

APPELLANT: Sam Sayabalian / Joshua Kaplan, Law Offices of Joshua Kaplan (Representative)

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

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, **August 20, 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.