

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 16, 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
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. 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.

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, 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 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. **ELECTION OF OFFICERS**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST.**

3. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of the June 18, 2003 regular meeting

4. **APCW 2003-1884**
(SPE)(ZAA)(SPP)(MEL)

Location: 1322 Innes Pl.

Council District: 11

Plan: Venice

CEQA: ENV 2003-1885-CE

Expiration Date: 07/21/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED ON JUNE 09, 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 Coastal Zone Specific Plan (Ordinance 172,898) to permit a zero-foot front yard in lieu of the minimum five feet required; and
- 2. **A Zoning Administrator's Adjustment**, pursuant to Section 12.28 of the Municipal Code, from Section 12.14C2 to permit zero-foot side yards in lieu of the minimum three feet required; and
- 3. **A Project Permit Compliance**, pursuant to Section 11.5.7.C of the Municipal Code, with the Venice Specific Plan; and
- 4. **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 conversion of an existing duplex into a single Artist-in-Residence building, and the addition of 798 square feet of work space and two single-car garages, two stories, 26 feet in height, having a total floor area of approximately 2,200 square feet.

APPLICANT: Kevin Ragsdale

Staff recommendation: **1.) Approve** the requested Specific Plan Exception, Zoning Administrator's Adjustment, Project Permit Compliance and Mello Act Compliance subject to the Conditions of Approval; **2.) Adopt** Categorical Exemption No. ENV 2003-1885-CE; **3.) Adopt** the Planning Department Findings -- Jon Foreman (213) 978-1171

5. **APCW 2003-2109**
(SPE)(ZAD)(ZAA)(SPP)(MEL)

Location: 1345 Abbot Kinney Bl.

Council District: 11

Plan: Venice

CEQA: ENV 2003-2110-CE

Expiration Date: 07/16/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED ON JUNE 02, 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 Coastal Zone Specific Plan (Ordinance 172,898) to permit a zero-foot front yard in lieu of the minimum five-feet required; and
2. **A Zoning Administrator's Determination**, pursuant to Section 12.24.X.13 of the Municipal Code, to permit an Artist-in-Residence joint live and work quarters; and
3. **A Zoning Administrator's Adjustment**, pursuant to Section 12.28 of the Municipal Code, from Section 12.14.C.2 to permit zero-foot side yards and zero-foot rear yard in lieu of the minimum three feet and 15 feet required, respectively; and
4. **A Project Permit Compliance**, pursuant to Section 11.5.7.C of the Municipal Code, with the Venice Specific Plan;
5. **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 demolition of the existing commercial structure and construction of a two-story building (with mezzanine), 35 feet in height, Artist-in-Residence building (3,377 square feet), having a total of three parking spaces within a garage.

APPLICANT: Michael Zacha

Staff recommendation: **1.) Approve** the requested Specific Plan Exception, Zoning Administrator's Adjustment, Project Permit Compliance and Mello Act Compliance subject to the Conditions of Approval; **2.) Approve** the requested Zoning Administrator's Determination, **3.) Adopt** Categorical Exemption No. ENV 2003-2110-CE; **4.) Adopt** the Planning Department Findings -- Jon Foreman (213) 978-1171

6. **ZA 2002-6446(ZV)(ZAD)(ZAA)-A1**

Location: 924 N. Bel Air Rd. &
718 N. Nimes Rd.

Council District: 5

Plan: Bel Air-Beverly Crest

CEQA: ENV 2002-6447-MND

Expiration Date: 08/02/03

Appeal Status: Zone Variance grant is further appealable
to City Council;

Zoning Administrator's Determination and Adjustment are not
further appealable

PUBLIC HEARING

AN APPEAL from Conditions, elements or parts of an Associate Zoning Administrator's

1.) withdrawal of a request for a Variance (without prejudice), pursuant to Los Angeles Municipal Code Section (L.A.M.C.) 12.27, from Section 12.07.01-A of the Municipal Code to allow a second dwelling unit to be used as staff quarters on Nimes Road; and **2.) withdrawal of a request for a Zoning Administrator's Determination** (without prejudice), pursuant to L.A.M.C. 12.24.X,11, to allow a second dwelling unit or staff quarters, with a reduced front yard setback of eight feet in lieu of the required 13 feet under Section 12.21-A17(a) and (b) of the Code; and

3.) approval, pursuant to L.A.M.C. 12.27-B, **of a request for a Zoning Administrator's Determination**, to allow a second kitchen in the main dwelling as not allowed by Code Section 12.07.01-A; and **4.) approval**, pursuant to L.A.M.C. 12.24-X,11, **of a request for a Zoning Administrator's Determination** to allow the construction of a single-family dwelling with an attached garage with an overall height of 45 feet in lieu of 36 feet permitted under Section 12.21-A,17(c) of the Code (this proposed dwelling will replace an existing dwelling that will be demolished) to allow a reduced front yard setback for the one-story carport of seven feet-eight inches in lieu of the required 25 feet on Bel Air Road under Section 12.21-A,17(a) of the Code and required by prevailing setback; and **5.) approval**, pursuant to Los Angeles Municipal Code Section 12.28-A, of a **Zoning Administrator's Adjustment** from Sections 12.07.01-C,1 and 2 of the Code to allow a reduced front yard setback of 16 feet in lieu of required/prevaling setback of 25 feet and reduced side yard setback of five feet for a guard kiosk on Bel Air Road in lieu of the required 13-foot side yard setback.

APPLICANT: Kenneth J. Anderson, Trustee, Shangri-la 2001 Trust / Donnal Poppe,
Permitage (Representative)

APPELLANT: Myles Edwin Lee, Elizabeth J. Lu / Valerie Wisot, Schwartz, Wisot & Wilson, LLP
(Representative)

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

7. **ZA 2002-7520(CUX)-A1**

Location: 10300 Glasgow Pl.

CEQA: ENV 2002-7521-ND

Council District: 11

Expiration Date: 07/28/03

Plan: Westchester-Playa Del Rey

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from Conditions, elements or parts of an Associate Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.24-W.18, of a **Conditional Use Permit** to permit the continued use and maintenance of an existing adult modeling studio/sexual encounter establishment in a 5,000 square-foot, one-story building with 2,625 square feet in use on a 19,875 square foot lot with 15 on-site parking spaces.

APPLICANT: 10300 Corporation dba Exotic City / Clyde F. DeWitt, Weston, Garrou & DeWitt (Representative)

APPELLANT: Same

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

8. **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 06, 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.