

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 2, 2016, after 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Thomas Donovan, President
Esther Margulies, Vice President
Joseph W. Halper, Commissioner
Marian Merritt, Commissioner
Lisa Waltz Morocco, Commissioner

CORRECTED AGENDA (ITEM 4 – ENV#)**

James K. Williams, Commission Executive Assistant II

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3, 4, 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. In all instances, however, approximately equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials 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, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.* Telephone (213) 978-1300.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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 online at <http://www.planning.lacity.org>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – February 3, 2016 and February 17, 2016

3. **ZA-2014-4332-CUB-1A**

CEQA: ENV-2014-4333-CE

Council District: 5 – Koretz

Plan: West Los Angeles

Expiration Date: 3-2-16 (Extended)

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 10972 - 10998 SANTA MONICA BOULEVARD

Requested Action:

An appeal of the Zoning Administrator's decision to approve a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption, and the on-site instructional tastings of beer and wine only, and consideration of Categorical Exemption No. **ENV-2014-4333-CE** as the environmental clearance for the request.

APPLICANT: Beverages and More, Inc.
Representative: Liz Darrington

APPELLANT: Martin Wassell

Recommended Action:

1. Deny the appeal.
2. Sustain the decision of the Zoning Administrator to approve a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption, and the on-site instructional tastings of beer and wine only.
3. Adopt the Findings of the Zoning Administrator.
4. Affirm that Categorical Exemption No. **ENV-2014-4333-CE** is adequate environmental clearance for the project.

Staff: Theodore Irving (213) 978-1366

4. [ZA-2013-3376-CDP-CUB-SPP-1A](#)
CEQA: ENV-2013-3377-MND-REC1

Council District: 11 – Bonin
Plan: Venice
Expiration Date: 3-2-16 Extended
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the October 21, 2015, November 15, 2015 and January 20, 2016 meetings

Location: 320 (318-326) E. SUNSET AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to approve: pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area). Consideration of Mitigated Negative Declaration No. **ENV-2013-3377-MND-REC1****.

APPLICANT: Fran Camaj
Representative: Stephen Vitalich Architects, Laurette Healey

APPELLANT #1: James Murez

APPELLANT #2: Ilana Marosi et al.

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Zoning Administrator to approve pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; pursuant to Los Angeles Municipal Code Section 12.24-W-1, a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; pursuant to Los Angeles Municipal Code Section 11.5.7-C and the Venice Coastal Zone Specific Plan, a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area).
3. Adopt the Conditions of Approval.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2013-3377-MND-REC1****. The previously adopted MND was revised and recirculated on January 7, 2016.

Staff: Maya Zaitzevsky (213) 978-1416

5. [ZA-2014-4191-ZAA-1A](#)
CEQA: ENV-2014-4192-ND

Council District: 11 – Bonin
Plan: Brentwood-Pacific Palisades
Expiration Date: 3-19-16
Appeal Status: Not further appealable

PUBLIC HEARING – Request for Continuance dated February 18, 2016

Location: 11810 W. MAYFIELD AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision to deny a Zone Variance to permit the conversion of a recreation room into a 20th dwelling unit in lieu of the otherwise permitted 19 dwelling units, a Zone Variance to permit a reduced lot area of 550 square feet per dwelling unit in lieu of the otherwise required 800 square feet in conjunction with the 20th dwelling unit, a Zoning Administrator's Adjustment to permit a 6-foot 3-inch reduced passageway in lieu of the otherwise required 14 feet, and consideration of Negative Declaration No. **ENV-2014-4192-ND** as the environmental clearance for the project, all in conjunction with the conversion of a recreation room into a dwelling unit within an existing apartment building on a lot in the R3-1 Zone.

APPLICANT: Poinsettia Properties, LLC
Representative: Alicia Ley, Michael Pauls Associates

APPELLANT #1: Devin Buntun

APPELLANT #2: Cynthia Perez-Brown

Recommended Action:

1. Deny the appeals.
2. Sustain the Zoning Administrator's decision to deny a Zone Variance to permit the conversion of a recreation room into a 20th dwelling unit in lieu of the otherwise permitted 19 dwelling units, a Zone Variance to permit a reduced lot area of 550 square feet per dwelling unit in lieu of the otherwise required 800 square feet in conjunction with the 20th dwelling unit, a Zoning Administrator's Adjustment to permit a 6-foot 3-inch reduced passageway in lieu of the otherwise required 14 feet.
3. Do not adopt Negative Declaration No. **ENV-2014-4192-ND** as the environmental clearance for the project.

Staff: Theodore Irving (213) 978-1366

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any 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, March 16, 2016** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
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 Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.