

## COMMISSION MEETING AUDIO

**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

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**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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** **Council District:** 11 – Bonin  
**CEQA:** ENV-2013-3377-MND-REC1 **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](#) **Council District:** 11 – Bonin  
**CEQA:** ENV-2014-4192-ND **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 20<sup>th</sup> 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 20<sup>th</sup> 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 Bunten

**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 20<sup>th</sup> 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 20<sup>th</sup> 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

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