

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 1, 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

Renee Glasco, Commission Executive Assistant I
(213) 978-1300

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, and 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, 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 272, 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.*

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 No. 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 Request

C. Minutes of Meeting

3. **[ZA-2014-4191-ZV-ZAA-1A](#)**
CEQA: ENV-2014-4192-ND
Community Plan:
Brentwood Pacific Palisades
Council District: 11 – Bonin

Expiration Date: June 1, 2016

Appeal Status: ZV - Further

Appealable by Applicant only

ZAA - Not Further Appealable

PUBLIC HEARING

LOCATION: 11810 West Mayfield Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27-B, 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, and pursuant to LAMC 12.28, a Zoning Administrator's Adjustment to permit a 6-foot 3-inch reduced passageway in lieu of the otherwise required 14 feet 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, and to **not adopt** Negative Declaration No. **ENV-2014-4192-ND** as the environmental clearance for the project.

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

APPELLANT #1: Devin Bunten, Abundant Housing Los Angeles

APPELLANT #2: Cynthia Perez-Brown

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decision to deny
 - a. 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, and pursuant to LAMC 12.28,
 - b. the Adjustment to permit a 6-foot 3-inch reduced passageway in lieu of the otherwise required 14 feet 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
4. **Do Not Adopt** the Negative Declaration no. ENV-2014-4192-ND as the environmental clearance for the project.

Senior City Planner: Theodore Irving (213) 978-1366

4. [**ZA-2010-2200-CUB-CLQ-PA1-1A**](#)

CEQA: ENV-2015-3326-CE

Community Plan: Bel Air – Beverly Crest

Council District: 5 – Koretz

Expiration Date: June 1, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 654-662 N Sepulveda Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision, in part (Conditions 3, 7, 8, 9, and 15), pursuant to the Los Angeles Municipal Code Section 12.24-M, to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the addition of seating for 10 patrons at an existing outdoor terrace in the [Q]C2-1VLD Zone, previously approved under Case No. ZA-2010-2200-CUB. Find that the project is categorically exempt, **ENV-2015-3326-CE**, from environmental review pursuant, Article III, Section 1 and Class 5, Category 34, of the City of Los Angeles CEQA Guidelines.

APPLICANT: Susan D. Lord

Representative: John J. Parker, Pacific Crest Consultants

APPELLANT: Patricia A. Nation

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decision to approve of the Zoning Administrator's decision, in part (Conditions 3, 7, 8, 9, and 15), pursuant to the Los Angeles Municipal Code Section 12.24-M, to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the addition of seating for 10 patrons at an existing outdoor terrace

in the [Q]C2-1VLD Zone, previously approved under Case No. ZA-2010-220-CUB. The project was

found to be Categorically Exempt. Adopt the Notice of Exemption No. ENV-2015-2304-CE as filed, pursuant to the California Environmental Quality Act (CEQA) guidelines, Section 15300-15333.

4. **Find** that the project is Categorically Exempt, **ENV-2015-3326-CE**, from environmental review pursuant, Article III, Section 1 and Class 5, Category 34, of the City of Los Angeles CEQA Guidelines.

Staff Planner: Jojo Pawsawang (213) 978-1214

5. 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, June 15, 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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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.