

## COMMISSION MEETING AUDIO

**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

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 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, 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 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, 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 Pewsawang (213) 978-1214

5. **PUBLIC COMMENT PERIOD**

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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