



Address any Communication to:  
**WEST LOS ANGELES AREA PLANNING COMMISSION**  
200 North Spring Street, Room 532  
Los Angeles, CA 90012  
**(213) 978-1300**

**NOTICE OF PUBLIC HEARING**

✓ INTERESTED PARTIES  
✓ OWNERS AND OCCUPANTS  
✓ 500-FOOT RADIUS

**Concerning Property at:**  
**11810 W. MAYFIELD AVENUE**

**Case No.:** ZA-2014-4191-ZV-ZAA-1A  
**CEQA:** ENV-2014-4192-ND  
**Community Plan:** Brentwood-Pacific-Palisades  
**Council District No.:** 11 – Bonin

**Hearing Date:** Wednesday, June 1, 2016  
**Hearing Time:** Wednesday, March 2, 2016  
after 4:30 P.M.  
**Hearing Place:** Henry Medina West L.A.  
Parking Enforcement Facility  
2<sup>nd</sup> Floor, Roll Call Room  
11214 West Exposition Blvd.  
Los Angeles, CA 90064

The West Los Angeles Planning Commission invites you to attend a hearing regarding the property highlighted above. The law requires that owners and renters near this site be notified of this hearing. If you do not wish to attend the hearing, you may ignore this notice.

**The hearing involves** 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.

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

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

**APPELLANT #1:** Devin Bunten  
**APPELLANT #2:** Cynthia Perez-Brown

**FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW**

**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://planning.lacity.org>

**TESTIMONY:** Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, **oral testimony** can only be given at the hearing and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

**DECISION:** The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

**FILE REVIEW:** The complete and permanent file (including all submissions) is available for public inspection in the Commission office, **Room 532**, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (213-978-1300).

**CORRESPONDENCE AND EXHIBITS**

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original plus twelve (12) copies** of all correspondence or exhibits. Correspondence should be presented on letter size (8 1/2 " x 11") or legal size (8 1/2 " x 14") paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
3. It is important that the case number is written on all communications and exhibits.
4. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
5. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

**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 at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.**