

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, June 1, 2016
Henry Medina West L.A. Parking Enforcement Facility
11214 W. Exposition Boulevard, Second Floor, Roll Call Room
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://planning.lacity.org>.

The meeting was called to order by President Thomas Donovan at 4:52P.M.
Commissioners present: Joseph Halper, Esther Margulies, Marian Merritt, Lisa Waltz Morocco
Commissioners absent:

1. DEPARTMENTAL REPORT

Debbie Lawrence, Senior Planner, reported on the various public hearing places for the Westside Mobility Team policy plan, and the approval of the Caruso Palisades Project by the City Planning Commission. The senior planner brought back a previous director's report on the posting of notices in the Coastal Zone. After the Senior Planner's report, she turned the departmental reporting period over to Jonathan Hershey, who reported on the Venice Local Coastal projects.

2. COMMISSION BUSINESS

A. Advance Calendar

There were no changes to the advance.

B. Commission Requests:

Commissioner Waltz Morocco announced she will not be available for the July 6 regular West Los Angeles APC 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: Deny: ZV

Appealable to City Council

Grant: ZV is 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

Discussion:

The Senior City Planner, Theodore Irving, reported on the conversion of a recreation room into a dwelling unit. The Planner went over the rules of a Zones Variance and the reasons for the denial of the appeal. The commission asked multiple questions regarding the staff report.

The applicant/appellant's representative was given (5) five minutes to present their report for the appeal. The commission opened the public comment period for general comments. The rebuttal time of (3) three minutes was given to the applicant/appellant's representative, and the public comment period was closed.

The commission deliberated over facts and testimonies heard to form a motion.

Motion:

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.

Moved: Waltz Morocco
Seconded: Halper
Ayes: Margulies and Donovan
Nayes: Merritt

Vote: 4 - 1

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 in part (Conditions 3, 7, 8, 9, and 15), 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.
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.

Associate Zoning Administrator: Jojo Pawsawang (213) 978-1214

Discussion:

Planning Staff, Fernando Tovar, presented background information on the continued sale and dispensing of a full line of alcohol for this project. He articulated a descriptive report of the property. The planning staff completed his report by informing the commission of the corrections to the grant clause, and technical errors to the determination letter dated January 28, 2011. The commission asked a few questions that requested a response by the City Attorney.

The appellant was called to speak for (5) minutes, and an additional (2) minutes was given to the appellant to complete presentation statements. The applicant was given a total of (7) seven minutes to speak, and there were many supporters who came against the appeal. The commission opened the public comments period to listen to those who spoke for and against the appeal. Rebuttal time of (3) three minutes was given to applicant and the appellant. Questions were asked of the Planning Staff, and the public comment period was closed. The commission deliberated and presented the motion.

Motion:

1. **Adopt** the modified Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decision to approve in part (Conditions 3, 7, 8, 9, and 15), 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.
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.
5. **Modify** the Grant Clause, and Condition No. 8.

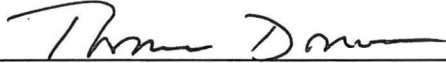
Moved: Margulies
Seconded: Merritt
Ayes: Halper, Waltz Morocco, Donovan

Vote: 5 - 0

4. **PUBLIC COMMENT PERIOD**

There was one speak for general public comment.

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 8:22P.M.



Thomas Donovan, President



Renee A. Glasco, Commission Executive Assistant I
West Los Angeles Area Planning Commission