

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 9, 2015, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

Christopher Arellano, President
Donna Choi, Vice President
Johann R. Diel, Commissioner
Terri Stein, Commissioner
Vacant, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

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). 4 and 6.

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, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 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 through the Internet World Wide Web at 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 agenda item 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. **ELECTION OF OFFICERS**

2. **DEPARTMENT REPORT**

A. Items of interest

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of Minutes of East Los Angeles Area Planning Commission Regular Meetings of January 14 and March 11, 2015 respectively.

4. **DIR-2014-2581-SPP-1A**

CEQA: ENV-2014-2582-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 2547 Sundown Drive

Expiration Date: 7/18/15 Ext.

Appeal Status: Not further appealable to City Council

Continued from July 8, 2015 Meeting

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a three-story, 45 feet in height, 2,267 square foot single-family dwelling with attached garage on a 5,796 square foot lot.

Applicant: Simon J. Storey

Appellants: 1) Jeffrey Score
2) James Marx

Requested Action:

APPEALS of the Director of Planning approval of a Project Permit Compliance Review for the construction of a three-story, 45 feet in height, 2,267 square foot single-family dwelling with an attached garage on a 5,796 square foot lot located in the Mount Washington-Glassell Park Specific Plan.

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a three-story, 45 feet in height, 2,267 square foot single-family dwelling with attached garage on a 5,796 square foot lot.
3. **Adopt** Mitigated Negative Declaration ENV-2014-2582-MND.
4. **Adopt** the Mitigation Monitoring Program.

Staff: Greg Shoop (213) 978-1243

5. **ZA-2014-1639-ZV-1A**

CEQA: ENV-2014-1640-MND

Plan Area: Silver Lake-Echo Park-
Elysian Valley

Council District: 4

Location: 2413 Griffith Park Boulevard
(2409-2413 ½ Griffith Park Boulevard &
2420 Hyperion Avenue), 2320 E. Alcazar Street
Expiration Date: 09/07/15 Ext.

Appeal Status: Further appealable to City
Council if variance is granted

Continued from August 12, 2015 Meeting

PUBLIC HEARING COMPLETED AUGUST 12, 2015

Requested Action:

AN APPEAL of the Zoning Administrator's decision to APPROVE, pursuant to Los Angeles City Charter Section 562 and Los Angeles Municipal Code Section 12.27, the following Variances: 1) a variance from Section 12.21.1-A,1 of the L.A.M.C to permit a 1.7:1 FAR in lieu of the maximum 1.5:1 FAR otherwise permitted in the [Q]C2-1VL portion of the site; 2) a variance from Section 12.09.1-B,4 to allow a minimum lot area per dwelling unit of approximately 1,492 square feet in lieu of the maximum 2,000 square feet to permit a 4th dwelling unit in the RD2-1VL portion of the site; 3) a variance from the Q Condition of Ordinance No. 176826 to allow an overall height of 45 feet in lieu of the maximum 30 feet otherwise permitted, and to adopt the environmental clearance Mitigated Negative Declaration ENV-2014-1640-MND.

Applicant: Serge Shirikjian, Canfield Development
Representative: Brian Gelt, Canfield Development

Appellant: John King
Representative: Bruce Ehrlich, Ehrlich Group Law Office

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to APPROVE, pursuant to Los Angeles City Charter Section 562 and Los Angeles Municipal Code Section 12.27 the following Variances: 1) a variance from Section 12.21.1-A,1 of the L.A.M.C to permit a 1.7:1 FAR in lieu of the maximum 1.5:1 FAR otherwise permitted in the [Q]C2-1VL portion of the site; 2) a variance from Section 12.09.1-B,4 to allow a minimum lot area per dwelling unit of approximately 1,492 square feet in lieu of the maximum 2,000 square feet to permit a 4th dwelling unit in the RD2-1VL portion of the site; 3) a variance from the Q Condition of Ordinance No. 176826 to allow an overall height of 45 feet in lieu of the maximum 30 feet otherwise permitted;
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Findings;
5. **Adopt** the Environmental Clearance Mitigated Negative Declaration ENV-2014-1640-MND.

Staff: Fernando Tovar (213) 978-1303

6. **ZA-2014-3194-CUW-1A.**

CEQA: 2014-3195-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 2915 North Lincoln Park Avenue

Expiration Date: 9/10/15

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to approve a Conditional Use to permit the installation, use and maintenance of a wireless telecommunications facility on the rooftop of an existing apartment building; and to adopt the Mitigated Negative Declaration ENV-2014-3195-MND.

Applicant: T-Mobile West Corporation

Representation: Brianna Noler, Cortel Incorporated

Appellant: Ahmad Haghighi

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the Zoning Administrator's decision to approve a Conditional Use to permit the installation, use and maintenance of a wireless telecommunications facility on the rooftop of an existing apartment building;
3. Adopt the Conditions of Approval;
4. Adopt the Zoning Administrator Findings;
5. Adopt the Mitigated Negative Declaration ENV-2014-3195-MND.

Staff: David Weintraub (213) 978-3304

7. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address them on 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 East Los Angeles Area Planning Commission
will be held at 4:30 p.m. on Wednesday, September 23, 2015 at

Ramona Hall Community Center
4580 North Figueroa Street,
Los Angeles, California 90065

An Equal Employment Opportunity/Affirmative Action Employer

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 Commission Executive Assistant at (213) 978-1300 or by email at APCEastla@lacity.org.