

**OFFICIAL**  
**CITY OF LOS ANGELES**  
**East Los Angeles Area Planning Commission Minutes**  
**Wednesday, April 22, 2009**  
**Ramona Hall Community Center**  
**4580 North Figueroa Street**  
**Los Angeles, California 90065**

MINUTES OF THE EAST 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 RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS 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 Luis Lopez at 4:48 p.m.

Commissioners present: Sharon Lowe, Javier Angulo, & David Marquez (4)

Commissioner absent: Lilia Esther C. Garcia (1)

**1. DEPARTMENTAL REPORT - ITEMS OF INTEREST**

None

**2. COMMISSION BUSINESS**

**A. Advance Calendar**

All Commissioners will be available for next meeting, 5/13/09.

**B. Commission Requests**

CEA Gillespie provided feedback on E-copy Agenda request.  
Commissioner Lowe acknowledged Staff's hard work for the past couple of weeks.

**C. Minutes**

Motion: Approve minutes of February 25, 2009.

Moved: Commissioner Lowe  
Seconded: Commissioner Lopez  
Ayes: Commissioners' Angulo, Marquez

Motion: Approve minutes of March 11, 2009.

Moved: Commissioner Lowe  
Seconded: Commissioner Angulo  
Ayes: Commissioners' Lopez, Marquez

3. **APCE 2008-1613-ZC**  
CEQA: ENV 2008-1614-MND  
Plan: Boyle Heights

**Council District:** 14  
**Expiration Date:** 4/22/09  
**Appeal Status:** Further Appealable

**Public Hearing** – Completed on January 12, 2009

**Location:** 3128 E. Whittier Blvd.

**Proposed Project**

Construction, use, and maintenance of an approximately 13,620 square foot retail development. The proposed project consists of approximately 4,770 square feet of retail building area, 1,250 square feet of restaurant area, and 7,500 square feet of area for a Batting Cage providing 42 parking spaces and is located on a 36,024 square foot irregular shaped lot which abuts the 60 (Pomona Freeway).

**Requested Actions**

1. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q] P-1 (Automobile Parking Zone) to C2-1 (Commercial Zone, 1.5:1 Floor Area Ratio FAR) (see attached maps).
2. Pursuant to California State Public Resources Code Section 21081.6 approval of the Mitigated Negative Declaration ENV 2008-1614-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

**Recommended Actions**

1. **Disapprove** the requested **Zone Change** from [Q] P-1-O (Automobile Parking Zone) to C2 – 1VL-O (Commercial Zone, 1.5:1 Floor Area Ratio FAR) as filed.
2. **Approve** the requested **Zone Change** from [Q] P-1-O (Automobile Parking Zone) to C2 – 1VL-O (Commercial Zone, 1.5:1 Floor Area Ratio FAR) as filed.
3. **Approve and Recommend** adoption of Mitigated Negative Declaration No. 2008-1614-MND, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).
4. **Adopt** the attached Findings.
5. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification be removed in the manner indicated on the attached pages.

**Applicant:** Byeong Seong Lee  
Representative: King R. Woods

Christine Mahfouz, (213) 978-1195

**DISCUSSION**

Staff presented information.  
Discussion ensued between Staff and Commissioners.  
Representative from Councilman Huizar's office spoke.

**Motion:** Approve Zone Change with Modified Conditions.

Moved: Commissioner Lowe  
Seconded: Commissioner Angulo  
Ayes: Commissioners' Lopez, Marquez  
Absent: Commissioner Garcia

4. **ZA 2007-5006-ZV-ZAD-1A**  
CEQA: ENV 2007-5007-MND  
Plan: Silver Lake-Echo Park

**Council District:** 13  
**Expiration Date:** 5/3/09  
**Appeal Status:** Zone Variance Further  
Appealable if Approved

**Public Hearing** – Completed on August 18, 2008

**Location:** 1463 N. Angelus Avenue

**Requested Actions**

1) An **appeal** of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for approval of a Variance from Section 12.21-A,4(a) of the Los Angeles Municipal Code to permit zero off-street parking spaces in lieu of the two parking spaces in a private garage required for a proposed single-family dwelling, and 2) pursuant to Section 12.24-X,21 of the Los Angeles Municipal Code, for the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway of less than 20 feet as otherwise required by Section 12.21A,17(e)(2) of the Municipal Code; and the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required by Section 12.21-A,17(e)(3) of the Municipal Code, and approval of the Mitigated Negative Declaration ENV 2007-5007-MND in accordance with City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

**Recommended Actions**

**Deny** the appeal; **sustain** the Zoning Administrator's decision, 1) for the approval of a Variance to permit zero off-street, parking spaces in lieu of the two parking spaces in a private garage required for a proposed single-family dwelling, and 2) for the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet; and the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area; and **adopt** the Mitigated Negative Declaration ENV 2007-5007-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

**Applicant:** Ben Zakarya  
Representative: Hank Krastman

**Appellant:** Robin & Andrea Scher  
Representative: Stephanie Rose Scher, Esq.

Sue Chang, (213) 978-3304

**DISCUSSION**

Staff presented case.  
Applicant's Representative and Appellant both spoke.  
Lengthy discussion ensued including public testimony.  
Rebuttal by Applicant's Representative.

Motion: Grant the appeal in its entirety; deny ENV 2007-5007-MND as inadequate.

Moved: Commissioner Angulo  
Seconded: Commissioner Lowe  
Ayes: Commissioners' Lopez, Marquez  
Absent: Commissioner Garcia

Vote: 4-0

5. **ZA 2007-5009-ZV-ZAD-1A**  
CEQA: ENV 2007-5007-MND  
Plan: Silver Lake-Echo Park

**Council District:** 13  
**Expiration Date:** 5/3/09  
**Appeal Status:** Zone Variance Further  
Appealable if Approved

**Public Hearing** – Completed on August 18, 2008

**Location:** 1467 N. Angelus Avenue

**Requested Actions**

1) An **appeal** of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for approval of a Variance from Section 12.21-A,4(a) of the Los Angeles Municipal Code to permit zero off-street parking spaces in lieu of the two parking spaces in a private garage required for a proposed single-family dwelling, and 2) pursuant to Section 12.24-X,21 of the Los Angeles Municipal Code, for the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway of less than 20 feet as otherwise required by Section 12.21A,17(e)(2) of the Municipal Code; and the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required by Section 12.21-A,17(e)(3) of the Municipal Code, and approval of the Mitigated Negative Declaration ENV 2007-5007-MND in accordance with City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

**Recommended Actions**

**Deny** the appeal; **sustain** the Zoning Administrator's decision, 1) for the approval of a Variance to permit zero off-street, parking spaces in lieu of the two parking spaces in a private garage required for a proposed single-family dwelling, and 2) for the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet; and the approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area; and **adopt** the Mitigated Negative Declaration ENV 2007-5007-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

**Applicant:** Ben Zakarya  
Representative: Hank Krastman

**Appellant:** Robin & Andrea Scher  
Representative: Stephanie Rose Scher, Esq.

Sue Chang, (213) 978-3304

## **DISCUSSION**

Staff presented case.

Applicant's Representative and Appellant both spoke.

Lengthy discussion ensued including public testimony.

Rebuttal from Applicant's Representative.

Motion: Grant the appeal in its entirety; deny ENV 2007-5007-MND as inadequate.

Moved: Commissioner Angulo

Seconded: Commissioner Lowe

Ayes: Commissioners' Lopez, Marquez

Absent: Commissioner Garcia

**Vote: 4-0**

**Note: Both cases heard together; separate motions made.**

**6. ZA 2007-5714-ZV-1A**

CEQA: ENV 2007-5715-MND

Plan: Northeast

**Council District: 14**

**Expiration Date: 5/20/09**

**Appeal Status: Zone Variance Further  
Appealable if Approved**

### **Public Hearing –**

**Location: 5415-17 E. Huntington Drive N**

### **Requested Actions**

An **appeal** of the Zoning Administrator's decision, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the approval of a Variance from Section 12.04.09-B of the Code to permit a 1,050 square-foot addition and the conversion of an existing 2,237 square-foot, two-story residential dwelling into a restaurant space, to be combined with an existing 1,389 square-foot commercial building; and to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with the proposed use and maintenance of a new restaurant located in the PF Zone.

### **Recommended Actions**

**Deny** the appeal, **sustain** the Zoning Administrator's decision for the approval of a Variance to permit a 1,050 square-foot addition and the conversion of an existing 2,237 square-foot, two-story residential dwelling into a restaurant space, to be combined with the proposed use and maintenance of a new restaurant located in the PF Zone; and **adopt** the Mitigated Negative Declaration ENV 2007-5715-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

**Applicant: Socorro Arredondo**

Representative: Carolina Abrego-Pineda

**Appellant: Juan Manuel Ochoa**

Staff Recommends Denial of Appeal

Larry Freidman (213) 978-1225

# DISCUSSION

Staff presented case.

Applicant's Representative and Appellant both spoke.

Representative for Councilman Huizar's office spoke.

Lengthy discussion ensued.

Applicant and others spoke during public testimony.

Rebuttal from Applicant's Representative.

Motion: Grant the appeal in part with Modified Conditions; Modified and Approved ENV 2007-5715-MND.

Moved: Commissioner Lowe

Seconded: Commissioner Marquez

Ayes: Commissioners' Angulo, Lopez

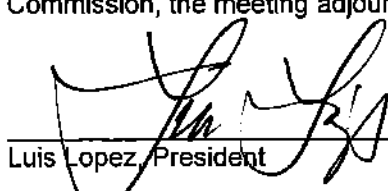
Absent: Commissioner Garcia

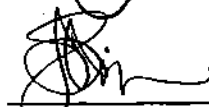
Vote: 4-0

## 7. Public Comment Period

None.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 8:34 p.m.

  
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Luis Lopez, President

  
\_\_\_\_\_  
Linda Gillespie, Commission Executive Assistant  
East Los Angeles Area Planning Commission

Adopted on

5/27/09