

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, May 12, 2010
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 www.planning.lacity.org.

The meeting was called to order by President Luis Lopez at 5:05 p.m.

Commissioners' present: Javier C. Angulo, Lilia Esther C. Garcia, Luis Lopez, Kei Nagao and David Marquez

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

- A. Advance Calendar – no changes
- B. Commission Requests - none
- C. Minutes from April 28, 2010 tabled to the next regular meeting.

Commission President Lopez requested to have agenda items 3 and 4 heard simultaneously.

3. ZA 2007-5006-ZV-ZAD-1A
CEQA: ENV 2007-5007-MND

Council District: 13
Appeal Status: Zone Variance appealable to
City Council if approved

Plan: Silver Lake-Echo Park

Public Hearing – Completed on August 18, 2008

Location: 1463 N. Angelus Avenue

Requested Actions:

An Appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, 1) for the 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 width of less than 20 feet as otherwise required by Section 12.21-A, 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.

Applicant: Ben Zakarya
Representative: Hank Krastman

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

Recommended Actions:

1. **Deny** the appeal.
2. **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.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2007-5007-MND.

Sue Chang, (213) 978-3304

DISCUSSION

Planning staff presented their report. A City Attorney was available for questions from the Commissioners. The applicant's representative spoke first then the appellant spoke. There were four speakers in support of the appeal. The applicant answered questions from the Commission. A representative from the Council District 13 office spoke in support of the applicant. There was a lengthy discussion between the Commissioners, the Zoning Administrator, and the City Attorney.

Motion: To grant the appeal, overturn the Zoning Administrator's decision, adopt the Commission Findings, and not adopt Mitigated Negative Declaration ENV-2007-5007-MND.

Moved: Angulo
Seconded: Marquez
Ayes: None
Nays: Garcia, Lopez
Abstained: Nagao

Vote: 3 - 2

4. **ZA 2007-5009-ZV-ZAD-1A**
CEQA: ENV 2007-5007-MND

Plan: Silver Lake-Echo Park

Council District: 13
Appeal Status: Zone Variance appealable to City Council if approved

Public Hearing – Completed on August 18, 2008

Location: 1467 N. Angelus Avenue

Requested Actions:

An Appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, 1) for the 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 width of less than 20 feet as otherwise required by Section 12.21-A,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.

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Representative: Hank Krastman

Appellant: Robin & Andrea Scher

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3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2007-5007-MND.

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DISCUSSION

See discussion under Item No. 3.

Motion: To grant the appeal, overturn the Zoning Administrator's decision, adopt the Commission Findings, and not adopt Mitigated Negative Declaration ENV-2007-5007-MND.

Moved: Angulo
Seconded: Marquez
Ayes: None
Nays: Garcia, Lopez
Abstained: Nagao

Vote: 3 - 2

5. PUBLIC COMMENT

None

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 8:40 p.m.



Luis Lopez, President



Rhonda Ketay, Commission Executive Assistant
East Los Angeles Area Planning Commission

Adopted on June 9, 2010