

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, August 10, 2011
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 Commissioner Lopez at 4:55 p.m.

Commissioners' present: Luis Lopez, David Marquez, and Kei Nagao

Commissioners' absent: Javier C. Angulo

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

The Planning Department's six-month organization is proceeding well. The Planning Department staffing is reduced by 35 to 40% and remaining staff members are subject to mandatory furloughs. A nation-wide search is being conducted to fill the position of Deputy Director. Case filing is down 18%. The Signage Ordinance will be before the PLUM committee.

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Requests - none

C. Approval of Minutes

Motion: To approve the minutes from February 9, 2011.

Moved: Nagao

Seconded: Marquez

Ayes: Nagao, Marquez, and Lopez

Absent: Angulo

Vote: 3 - 0

The minutes from June 8, 2011 were tabled until the next regular meeting.

D. The election of officers was tabled until the next regular meeting.

AGENDA ITEM 4 TAKEN OUT OF ORDER

4. **ZA-2009-3000-ZV-1A**
CEQA: ENV-2009-2241-MND

Council District: 1
Expiration Date: 8/23/11
Plan: Northeast Los Angeles
Appeal Status: Further appealable to City Council if approved

PUBLIC HEARING

Location: 2616 North Idell Street

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to deny a Variance from Section 12.09.1 of the Municipal Code to permit the conversion, use and maintenance of an existing 5,760 square-foot, 34-room single room occupancy hotel into an adult board and care facility having 17 rooms for 34 patrons in the RD1.5-1-CDO, and an appeal of the Zoning Administrator's decision to not adopt the action of the City in issuing a Mitigated Negative Declaration ENV-2009-2241-MND.

APPLICANT: Sumant Patel
Representative: Vlad Garber

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to deny a Variance to permit the conversion, use and maintenance of an existing 5,760 square-foot, 34-room single room occupancy hotel into an adult board and care facility having 17 rooms for 34 patrons in the RD1.5-1-CDO.
3. **Sustain** the Zoning Administrator's decision to not adopt the action of the City in issuing a Mitigated Negative Declaration ENV-2009-2241-MND.

Staff: Sue Chang 213-978-3304

DISCUSSION

Planning staff stated that the applicant requested a continuance. The applicant's representative spoke to the Commission and requested that the case be continued to October 26, 2011.

Motion: To continue Case No. ZA-2009-3000-ZV-1A to October 26, 2011.

Moved: Marquez
Seconded: Nagao
Ayes: Lopez

Vote: 3 – 0

COMMISSIONER NAGAO RECUSED HERSELF FROM AGENDA ITEM 3, RESULTING IN A LACK OF QUORUM. CASE NO. ZA-1992-0707-ZV-PA1-1A WILL BE RE-SCHEDULED. ONE OF THE APPELLANTS IS UNABLE TO ATTEND THE NEXT REGULAR MEETING DATE OF AUGUST 24, 2011.

3. **ZA-1992-0707-ZV-PA1-1A**
CEQA: ENV-2010-2840-CE

Council District: 14
Expiration Date: 7/15/11 extended
Plan: Boyle Heights
Appeal Status: Not further appealable

CONTINUED FROM MAY 25, 2011

PUBLIC HEARING

Location: 3455 East Percy Street

Requested Action:

An appeal of the Zoning Administrator's determination pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U **1)** that partial compliance has been attained with the conditions of the prior grant required under Case No. ZA 92-0707(ZV) approving a Variance to allow a 20,000-square-foot addition containing 20 rooms, plus 17 additional parking spaces to an existing 48-room retirement hotel for senior citizens in the RD1.5 Zone and, **2)** that a majority of the conditions of Case No. ZA 92-0707(ZV) are relevant to the construction associated with the addition to the retirement hotel; but are not operating conditions that are applicable to the current use on the subject site [Percy Village], and **3)** that operating conditions are necessary to address community allegations of nuisance activities that are associated with the operation of Percy Village resulting in detrimental impacts to the surrounding properties, and finding the project to be Categorically Exempt under Class 1, Category 22 of Article III, Section 1 of the City CEQA Guidelines (Sections 153000-15333, State CEQA Guidelines).

APPLICANT: Chief Zoning Administrator, Office of Zoning Administration

APPELLANTS: 1) Alex Tucciarone, Percy Village, LLC
Representative: Kim Savage, Law Office of Kim Savage

2) Sylvia Duarte
Representative: Michael Gonzalez

Recommended Action:

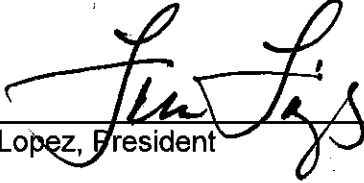
1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's determination **1)** that partial compliance has been attained with the conditions of the prior grant required under Case No. ZA 92-0707(ZV) approving a Variance to allow a 20,000-square-foot addition containing 20 rooms, plus 17 additional parking spaces to an existing 48-room retirement hotel for senior citizens in the RD1.5 Zone and, **2)** that a majority of the conditions of Case No. ZA 92-0707(ZV) are relevant to the construction associated with the addition to the retirement hotel; but are not operating conditions that are applicable to the current use on the subject site [Percy Village], and **3)** that operating conditions are necessary to address community allegations of nuisance activities that are associated with the operation of Percy Village resulting in detrimental impacts to the surrounding properties.
3. **Find** that the project is Categorically Exempt under Class 1, Category 22 of Article III, Section 1 of the City CEQA Guidelines (Sections 153000-15333, State CEQA Guidelines).

Staff: Sue Chang 213-978-3304

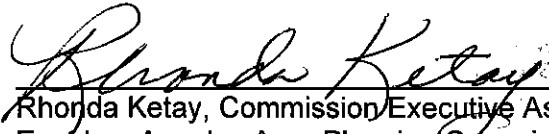
5. PUBLIC COMMENT

No speakers

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 5:35 p.m.



Luis Lopez, President



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

Adopted on October 26, 2011