

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, October 27, 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 4:51 p.m.

Commissioners' present: Luis Lopez and David Marquez
Kei Nagao arrived at 4:57 p.m.

Commissioners' absent: Javier C. Angulo and Lilia Esther C. Garcia

TAKEN OUT OF ORDER:

3. **CPC-2010-714-MSC**
CEQA: ENV-2010-715-ND

Council District: All
Plan: Citywide

Project location: Citywide, with the exception of single-family land uses.

Proposed Project: No development project is proposed. The new Citywide Design Guidelines under consideration will establish, for the first time, basic urban design considerations for Multi-Family Residential, Commercial, and Industrial projects with respect to the entire building envelope and project site. The Design Guidelines include elements of the Walkability Checklist, as well as best practices from many of the City's established overlay districts and specific plans. The Design Guidelines will address context-sensitive design and neighborhood compatibility as well as overarching design themes found in the City's Framework Element and 35 Community Plans. The Objectives under which individual Design Guidelines are organized are rooted in the 10 Urban Design Principles in the Framework Element (pending adoption by City Council) with a focus on addressing neighborhood compatibility, ensuring that new buildings are of high architectural quality, and integrating sustainability. The Guidelines cover a range of topics such as Site Planning and Building Orientation, Building Design and Articulation, Open Space and Landscaping, and Signage and Lighting.

The Citywide Design Guidelines will be implemented on discretionary projects subject to review by the Department of City Planning. The enclosed exhibits are submitted to the Area Planning Commission for review and comment. The City Planning Commission is the decision-making body for the adoption of this document.

APPLICANT: City of Los Angeles

Recommended Action:

1. **Review and comment** regarding the proposed Citywide Design Guidelines.

Staff: Michelle Sorkin (213) 978-1199

DISCUSSION:

Department staff presented their report. The Commissioners commented on the project.

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

No report

2. COMMISSION BUSINESS

- A. Advance Calendar – no changes
- B. Commission Requests - none
- C. Approval of Minutes: September 22, 2010

Motion: To approve the minutes from September 22, 2010.

Moved:	Nagao
Seconded:	Marquez
Ayes:	Nagao, Marquez, Lopez
Absent:	Angulo, Garcia

Vote: 3 - 0

4. ZA-2008-3924-CU-1A

CEQA: ENV-2008-3925-MND

Plan: Northeast Los Angeles

Council District: 14

Expiration Date: 8/25/10

Appeal Status: Not further appealable

CONTINUED FROM SEPTEMBER 22, 2010

PUBLIC HEARING

Location: 5376 Huntington Drive

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,27, for the denial of a Conditional Use for the retro-fitting of an existing 1,010 square-foot canopy, demolition of an existing lube bay and commercial structure, in conjunction with the construction of a Commercial Corner Development with having a

proposed car wash operating between the hours of 7 a.m. and 9 p.m., and a new 1,839 square-foot food mart and gas station, with operating hours of 24 hours per day seven days per week, frontages on the food mart facing the street with less than 50 percent glazing, and with less than a 5-foot landscaped area along the street frontages, and denial of the environmental clearance Mitigated Negative Declaration ENV-2008-3925-MND.

APPLICANT: Sun Lim
Representative: Ahmad Ghaderi, A & S Engineering

APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of a Conditional Use for the retro-fitting of an existing 1,010 square-foot canopy, demolition of an existing lube bay and commercial structure, in conjunction with the construction of a Commercial Corner Development with having a proposed car wash operating between the hours of 7 a.m. and 9 p.m., and a new 1,839 square-foot food mart and gas station, with operating hours of 24 hours per day seven days per week, frontages on the food mart facing the street with less than 50 percent glazing, and with less than a 5-foot landscaped area along the street frontages.
3. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2008-3925-MND.

Staff: Al Landini (213) 369-0552

DISCUSSION

Planning staff presented their report. The applicant and his representative spoke, the Council Member's representative spoke, and there was one speaker against the project. The Commissioners discussed the project at length.

Motion: To grant the appeal, overturn the Zoning Administrator's decision, adopt the modified Conditions and Findings, and adopt Mitigated Negative Declaration ENV-2008-3925-MND.

Moved: Marquez
Seconded: Nagao
Ayes: Marquez, Nagao, Lopez
Absent: Angulo, Garcia

Vote: 3 - 0

5. **ZA-2009-3087-ZV-ZAA-1A**
CEQA: ENV-2009-3088-MND

Plan: Boyle Heights

Council District: 14 - Huizar
Expiration Date: 11/1/10
Appeal Status: Zone Change is further
appealable if approved

PUBLIC HEARING

Location: 2530 East Cincinnati Street

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 **1)** a Variance to permit the construction use and maintenance of, **a)** a new two story 26,756 square-foot boys and girls club to replace an existing boys and girls club as not otherwise permitted by Section 12.10-A of the Los Angeles Municipal Code, and **b)** to permit the provision of 12 off-street parking spaces in lieu of the 50 parking spaces otherwise required by Section 12.21-A,4(d) of the Los Angeles Municipal Code and, pursuant to Los Angeles Municipal Code Section 12.28, for the approval of **2)** Zoning Administrator's Adjustments to permit construction use and maintenance of, **a)** a 14-foot high wall/fence/gate around a swimming pool and equipment area in the front, rear and side yards, in lieu of the 3 feet 6 inches and 6 feet otherwise permitted by Section 12.21-C,1(g) of the Los Angeles Municipal Code, and **b)** a 0-foot to 5-foot front yard and a 0-foot rear yard, in lieu of the 15-foot and rear yards as otherwise required by Section 12.10-C of the Los Angeles Municipal Code, and **c)** a 0-foot easterly side yard and a 5-foot westerly side yard, in lieu of the 25-foot yards otherwise required by Section 12.21-C,3(b) of the Los Angeles Municipal Code, all located on a 26,629 square-foot lot in the R3-1 Zone, and finding the environmental clearance Mitigated Negative Declaration ENV-2009-3088-MND.

PPLICANT: Variety Boys and Girls Club
Representative: Bruce A. Miller

APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of **1)** a Variance to permit the construction use and maintenance of, **a)** a new two story 26,756 square-foot boys and girls club to replace an existing boys and girls club as not otherwise permitted, and **b)** to permit the provision of 12 off-street parking spaces in lieu of the 50 parking spaces otherwise required and, for the approval of **2)** a Zoning Administrator's Adjustments to permit construction, use and maintenance of **a)** a 14-foot high wall/fence/gate around a swimming pool and equipment area in the front, rear and side yards, in lieu of the 3 feet 6 inches and 6 feet otherwise permitted, and **b)** a 0-foot to 5-foot front yard and a 0-foot rear yard, in lieu of the 15-foot and rear yards as otherwise required, and **c)** a 0-foot easterly side yard and a 5-foot westerly side yard, in lieu of the 25-foot yards otherwise required, all located on a 26,629 square-foot lot in the R3-1 Zone.
3. **Find** the environmental clearance Mitigated Negative Declaration ENV-2009-3088-MND.

Staff: Albert Landini (213) 369-0552

DISCUSSION

Planning staff presented their report. The applicant's representative spoke to the Commission. A brief discussion between the Zoning Administrator and Commissioners ensued.

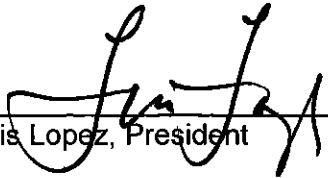
Motion: To grant the appeal in part, sustain the Zoning Administrator's decision and adopt several modified Conditions and Findings, and adopt ENV-2009-3088-MND.

Moved: Marquez
Seconded: Nagao
Ayes: Marquez, Nagao, Lopez
Absent: Angulo, Garcia

Vote: 3 - 0

4. PUBLIC COMMENT

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 6:38 p.m.



Luis Lopez, President



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

Adopted on February 9, 2011