

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, May 9, 2012
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 4:38 p.m.

Commissioners' present: Javier Angulo, Ana Hanson, Luis Lopez, and Kei Nagao

Commissioner absent: David Marquez

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

No report.

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

C. Approval of Minutes: March 14, 2012

Motion: To approve the minutes from March 14, 2012.

Moved: Nagao
Seconded: Angulo
Ayes: Hanson

Vote: 3 – 0

Commissioners Lopez and Marquez did not attend the March 14, 2012 meeting.

**3. ZA 2011-863-ZAD-ZAA-1A
CEQA: ENV 2011-0329-MND**

Council District: 1
Expiration Date: 5/21/2012
Plan: Northeast Los Angeles
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 858 West Avenue 37

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,21, to: 1) DISMISS a Zoning Administrator's Determination to waive street dedication and improvement requirements along Andalusia Avenue fronting the property, as otherwise required by Section 12.21-A,17(e)(2); and 2) APPROVE a Zoning Administrator's Determination, granting the waiving of off-site street dedication improvement requirements along Andalusia Avenue and West Avenue 37 from the property to the boundary of the Hillside Area, as otherwise required by Section 12.21-A,17(e)(3); pursuant to Los Angeles Municipal Code Section 12.24-X,11, to: 1) APPROVE: a Zoning Administrator's Determination, granting a 6-foot side yard setback in lieu of the 11 feet as otherwise required by Section 12.21-A,17(b)(2); 2) APPROVE: a Zoning Administrator's Determination, granting a height of 44 feet in lieu of the maximum 36 feet as otherwise required by Section 12.21-A,17(c)(1); and pursuant to Los Angeles Municipal Code Section 12.28, APPROVE: a Zoning Administrator's Adjustment granting a 50-foot lot width in lieu of the minimum 80 feet otherwise required by Section 12.07.01-C,4; all in conjunction with the construction of a new three-story, approximately 2,800 square-foot single-family dwelling on a Hillside lot in the RE20-1 Zone; and the Zoning Administrator's Decision to adopt the action of the lead agency in issuing Mitigated Negative Declaration (ENV 2011-0329-MND).

APPLICANT: Ashkan Agahzadeh

APPELLANTS: 1) Mount Washington Homeowners Alliance
Representative: Clare Marter Kenyon, Land Use Committee Chair
2) Adolfo Reyes

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to:
Pursuant to Los Angeles Municipal Code Section 12.24-X,21,
1) dismiss a Zoning Administrator's Determination to waive street dedication and improvement requirements along Andalusia Avenue fronting the property, as otherwise required by Section 12.21-A,17(e)(2); and
2) approve a Zoning Administrator's Determination, granting the waiving of off-site street dedication improvement requirements along Andalusia Avenue and West Avenue 37 from the property to the boundary of the Hillside Area, as otherwise required by Section 12.21-A,17(e)(3); and
Pursuant to Los Angeles Municipal Code Section 12.24-X,11,
1) approve: a Zoning Administrator's Determination, granting a 6-foot side yard setback in lieu of the 11 feet as otherwise required by Section 12.21-A,17(b)(2); and
2) approve: a Zoning Administrator's Determination, granting a height of 44 feet in lieu of the maximum 36 feet as otherwise required by Section 12.21-A,17(c)(1); and
Pursuant to Los Angeles Municipal Code Section 12.28, to approve a Zoning Administrator's Adjustment granting a 50-foot lot width in lieu of the minimum 80 feet otherwise required by Section 12.07.01-C,4; all in conjunction with the construction of a new three-story, approximately 2,800 square-foot single-family dwelling on a Hillside lot in the RE20-1 Zone.
3. **Adopt** the Findings and Conditions of Approval.
4. **Sustain** the decision of the Zoning Administrator to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV 2011-0329-MND.

Staff: R. Nicolas Brown (818) 374-5069

DISCUSSION:

The applicant was unable to attend the meeting and requested a continuance and extension of the expiration date to June 13, 2012.

Motion: To grant the request for a continuance and extension of the expiration date to June 13, 2012.

Moved: Angulo
Seconded: Nagao
Ayes: Hanson and Lopez
Absent: Marquez

Vote: 4 - 0

4. **ZA 2011-864-ZAD-ZAA-1A**
CEQA: ENV 2011-0329-MND

Council District: 1
Expiration Date: 5/21/2012
Plan: Northeast Los Angeles
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 860 West Avenue 37

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,21, to 1) DISMISS a Zoning Administrator's Determination to waive street dedication and improvement requirements along Andalusia Avenue fronting the property, as otherwise required by Section 12.21-A,17(e)(2); and 2) APPROVE a Zoning Administrator's Determination granting the waiving of off-site street dedication improvement requirements along Andalusia Avenue and West Avenue 37 from the property to the boundary of the Hillside Area, as otherwise required by Section 12.21-A,17(e)(3); pursuant to Los Angeles Municipal Code Sections 12.24-X,11, to : 1) APPROVE a 6-foot side yard setback in lieu of the 11 feet, as otherwise required by Section 12.21-A,17(b)(2); 2) APPROVE: a Zoning Administrator's Determination, granting a height of 44 feet in lieu of the maximum 36 feet, as otherwise required by Section 12.21-A,17(c)(1); and pursuant to Los Angeles Municipal Code Section 12.28, APPROVE: a Zoning Administrator's Adjustment granting a 40-foot lot width in lieu of the minimum 80 feet otherwise required by Section 12.07.01-C,4; all in conjunction with the construction of a new three-story, approximately 2,500 square-foot single-family dwelling on a Hillside lot in the RE20-1 Zone; and the decision of the Zoning Administrator to adopt the action of the lead agency in issuing Mitigated Negative Declaration (ENV 2011-0329-MND).

APPLICANT: Sohrab and Niloufar Agahi
Representative: Ashkan Agahzadeh

APPELLANTS: 1) Mount Washington Homeowners Alliance
Representative: Clare Marter Kenyon, Land Use Committee Chair
2) Adolfo Reyes

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator:
Pursuant to Los Angeles Municipal Code Section 12.24-X,21, to

1) dismiss a Zoning Administrator's Determination to waive street dedication and improvement requirements along Andalusia Avenue fronting the property, as otherwise required by Section 12.21-A,17(e)(2); and

2) approve a Zoning Administrator's Determination granting the waiving of off-site street dedication improvement requirements along Andalusia Avenue and West Avenue 37 from the property to the boundary of the Hillside Area, as otherwise required by Section 12.21-A,17(e)(3); and

Pursuant to Los Angeles Municipal Code Sections 12.24-X,11, to

1) approve a 6-foot side yard setback in lieu of the 11 feet, as otherwise required by Section 12.21-A,17(b)(2); and

2) approve a Zoning Administrator's Determination, granting a height of 44 feet in lieu of the maximum 36 feet, as otherwise required by Section 12.21-A,17(c)(1); and

Pursuant to Los Angeles Municipal Code Section 12.28, to approve a Zoning Administrator's Adjustment granting a 40-foot lot width in lieu of the minimum 80 feet otherwise required by Section 12.07.01-C,4; all in conjunction with the construction of a new three-story, approximately 2,500 square-foot single-family dwelling on a Hillside lot in the RE20-1 Zone.

3. **Adopt** the Findings and Conditions of Approval.

4. **Sustain** the decision of the Zoning Administrator to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV 2011-0329-MND.

Staff: R. Nicolas Brown (818) 374-5069

DISCUSSION:

The applicant's representative was unable to attend the meeting and requested a continuance and extension of the expiration date to June 13, 2012.

Motion: To grant the request for a continuance and extension of the expiration date to June 13, 2012.

Moved: Angulo
Seconded: Nagao
Ayes: Hanson and Lopez
Absent: Marquez

Vote: 4 - 0

5. **ZA-2011-2114-ZV-ZAA-1A**
CEQA: ENV 2011-2116-CE

Council District: 13
Expiration Date: 5/15/2012
Plan: Silver Lake-Echo Park
Appeal Status: Zone Variance further
appealable if approved

PUBLIC HEARING

Location: 903 ½ - 905 ½ Robinson 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: 1) a Zone Variance from Section 12.09-A to permit a fifth dwelling unit in lieu of a maximum of two dwelling units otherwise permitted in an R2 Zone; 2) a Zone Variance from Section 12.09-C,4 to permit zero lot area for a fifth dwelling unit in lieu of 2,500 square feet of lot area per dwelling unit otherwise required in an R2 Zone; and 3) a

Zone Variance from Section 12.21-A,4(a) to permit zero required parking spaces for a fifth dwelling unit in lieu of one parking space otherwise required for a studio unit; and pursuant to Los Angeles Municipal Code Section 12.28, to **DENY** a Zoning Administrator's Adjustment from Section 12.09-C,2 to permit a 4-foot side yard setback in lieu of 6 feet otherwise required for a three-story building in the Hillside Area; all in conjunction with the conversion of storage space into a dwelling unit resulting in a total of five dwelling units within an existing four-unit apartment building already containing two legal nonconforming units on a lot zoned for R2-1VL; and the decision of the Zoning Administrator to not concur with the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-2116-CE, for a Categorical Exemption, Class 1, Category 22, Article III, Section 1, City CEQA Guidelines.

APPLICANT: Daniel Dempsey

APPELLANT: Ingrid Sandstrom

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to
 - 1) deny a Zone Variance from Section 12.09-A to permit a fifth dwelling unit in lieu of a maximum of two dwelling units otherwise permitted in an R2 Zone; and
 - 2) deny a Zone Variance from Section 12.09-C,4 to permit zero lot area for a fifth dwelling unit in lieu of 2,500 square feet of lot area per dwelling unit otherwise required in an R2 Zone; and
 - 3) deny a Zone Variance from Section 12.21-A,4(a) to permit zero required parking spaces for a fifth dwelling unit in lieu of one parking space otherwise required for a studio unit; andPursuant to Los Angeles Municipal Code Section 12.28, to deny a Zoning Administrator's Adjustment from Section 12.09-C,2 to permit a 4-foot side yard setback in lieu of 6 feet otherwise required for a three-story building in the Hillside Area; all in conjunction with the conversion of storage space into a dwelling unit resulting in a total of five dwelling units within an existing four-unit apartment building already containing two legal nonconforming units on a lot zoned for R2-1VL.
3. **Adopt** the Findings.
4. **Do not adopt** environmental clearance Categorical Exemption ENV 2011-2116-CE.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

The Zoning Administrator presented the Department's position on this case. The applicant presented his case, the appellant presented her case. There was one speaker against the appeal. A discussion ensued between the Commissioners, the Zoning Administrator, and the applicant.

Motion: To deny the appeal, sustain the decision of the Zoning Administrator to 1) deny a Zone Variance from Section 12.09-A to permit a fifth dwelling unit in lieu of a maximum of two dwelling units otherwise permitted in an R2 Zone; and 2) deny a Zone Variance from Section 12.09-C,4 to permit zero lot area for a fifth dwelling unit in lieu of 2,500 square feet of lot area per dwelling unit otherwise required in an R2 Zone; and 3) deny a Zone Variance from Section 12.21-A,4(a) to permit zero required parking spaces for a fifth dwelling unit in lieu of one parking space otherwise required for a studio unit; and pursuant to Los Angeles Municipal Code Section 12.28, to deny a Zoning Administrator's Adjustment from Section 12.09-C,2 to permit a 4-foot side yard setback in lieu of 6 feet otherwise required for a three-story building in the Hillside Area; all in conjunction with the conversion of storage space into a dwelling unit resulting in a total of five dwelling units within an existing four-unit apartment building already containing two legal nonconforming units on a lot zoned for R2-1VL, adopt the Findings, and to not adopt environmental clearance Categorical Exemption ENV 2011-2116-CE.

Moved: Angulo
Seconded: Nagao
Ayes: Hanson and Lopez
Absent: Marquez

Vote: 4 - 0

6. ZA 2011-2241-CUW-1A
CEQA: ENV 2011-2242-MND

Council District: 1
Expiration Date: 5/9/2012 extended
Plan: Northeast Los Angeles
Appeal Status: Not further appealable

CONTINUED FROM APRIL 25, 2012 DUE TO LACK OF QUORUM

PUBLIC HEARING

Location: 2900-2910 North San Fernando Road

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, approving a Conditional Use to allow the installation, operation and maintenance of a wireless telecommunications facility consisting of a 70-foot high monopole disguised as a pine tree (monopole) in the [Q]M1-1-CDO Zone, and the adoption of Mitigated Negative Declaration ENV 2011-2242-MND as the environmental clearance.

APPLICANT: Christal Travers, Verizon Wireless
Representative: Argineh Mailian, Core Development Services

APPELLANT: Bradley, Ruby De Vera, Andy Montealegre

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's Decision to approve a Conditional Use to allow the installation, operation and maintenance of a wireless telecommunications facility consisting of a 70-foot high monopole disguised as a pine tree (monopole) in the [Q]M1-1-CDO Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2011-2242-MND.

Staff: Jeff Pool (213) 978-9987

DISCUSSION:

Planning Staff presented the Department's position on this case. The applicant's representative presented her case, the appellants presented their case. There was one speaker for the revised project. The City Council's Office representative spoke to the Commission. A discussion ensued between the Commissioners, City Planning Staff, and the applicant's representative.

Motion: To deny the appeal, sustain the Zoning Administrator's Decision to approve a Conditional Use to allow the installation, operation and maintenance of a wireless telecommunications facility consisting of a 70-foot high monopole disguised as a ~~pine tree (monopole)~~ clock tower in the [Q]M1-1-CDO Zone, subject to modified Conditions of Approval, adopt the revised Plans and Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV-2011-2242-MND.

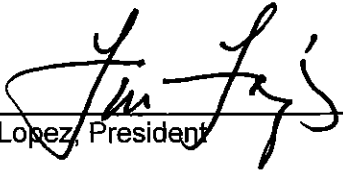
Moved: Nagao
Seconded: Hanson
Ayes: Angulo
Absent: Marquez
Recused: Lopez

Vote: 3 - 0

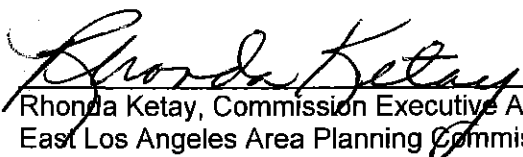
5. PUBLIC COMMENT

No speakers

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 6:33 p.m.



Luis Lopez, President



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

Adopted on June 13, 2012