

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, June 13, 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 4:43 p.m.

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

Commissioner absent: Ana Hanson and David Marquez

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Two new Ordinances passed by City Council – Findings and Multiple Approvals. Employee furloughs have been reduced for the next fiscal year and interviews are being conducted to hire more City Planning staff since the Planning Department has been operating on a 40% reduction of staff during the current and past fiscal periods.

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Approval of Minutes: May 9, 2012

Motion: To approve the minutes from May 9, 2012.

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

Vote: 3 – 0

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

Council District: 1
Expiration Date: 6/13/2012 extended
Plan: Northeast Los Angeles
Appeal Status: Not further appealable

CONTINUED FROM MAY 9, 2012

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 Commission President requested that agenda Items 3 and 4 be considered together and Planning staff presented the Department's position on both cases. The applicant presented his case, the first appellant presented his case, the second appellant's representative presented her case, and the City Council's representative spoke to the Commission in support of the appeal. There were several speakers in support of the appeal. A discussion ensued between the Commissioners, Planning staff, the applicant, and the appellant's representative.

Motion: To grant the appeals, overturn the Zoning Administrator and deny the Zoning Administrator's Determinations, deny the Zoning Administrator's Adjustment, adopt the revised Findings, and to not adopt the environmental clearance Mitigated Negative Declaration ENV 2011-0329-MND.

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

Vote: 3 - 0

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

Council District: 1
Expiration Date: 6/13/2012 extended
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CONTINUED FROM MAY 9, 2012

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); andPursuant 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); andPursuant 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.
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Moved: Nagao
Seconded: Angulo
Ayes: Lopez
Absent: Hanson and Marquez

Vote: 3 - 0

5. PUBLIC COMMENT

One speaker

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 7:42 p.m.



Luis Lopez, President



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

Adopted on June 27, 2012