

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, October 26, 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 Commission President Lopez at 4:43 p.m.

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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

No report

2. COMMISSION BUSINESS

A. Advance Calendar - no changes

B. Commission Requests - none

C. Approval of Minutes

Motion: To approve the minutes from June 8, 2011.

Moved: Angulo
Seconded: Nagao
Ayes: Marquez

Vote: 3 - 0

Motion: To approve the minutes from August 10, 2011.

Moved: Nagao
Seconded: Marquez
Ayes: Lopez

Vote: 3 - 0

D. Election of Officers

Motion: To elect Luis Lopez to the office of Commission President.

Moved: Marquez
Seconded: Nagao
Ayes: Marquez, Nagao, Angulo, Hanson, Lopez

Vote: 5 – 0

Motion: To elect Javier Angulo to the office of Commission Vice-president.

Moved: Nagao
Seconded: Marquez
Ayes: Nagao, Marquez, Angulo, Hanson, Lopez

Vote: 5 - 0

3. ZA-2009-3000-ZV-1A

CEQA: ENV-2009-2241-MND

Council District: 1

Expiration Date: 8/23/11 extended to 10/26/11

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

The Zoning Administrator presented the Department's position on this case. The appellant's representative requested a continuance, which was denied. There were two speakers against the appeal. The City Council's representative spoke against the appeal. The appellant's representative presented their case. There was a lengthy discussion between the Commissioners, the Zoning Administrator, and the applicant/appellant.

Motion: To deny the appeal, 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, and sustain the Zoning Administrator's decision to not adopt the action of the City in issuing a Mitigated Negative Declaration ENV-2009-2241-MND.

Moved: Marquez

Seconded: Angulo

Ayes: Marquez, Angulo, Hanson, Nagao, and Lopez

Vote: 5 - 0

COMMISSIONER NAGAO RECUSED HERSELF FROM AGENDA ITEM 4.

4. ZA-1992-0707-ZV-PA1-1A

CEQA: ENV-2010-2840-CE

Council District: 14

Expiration Date: 7/15/11 extended to 10/31/11

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

DISCUSSION

The Zoning Administrator presented the Department's position on this case. Appellant No. 1's representative spoke, the appellant spoke, appellant No. 2's representative spoke. There were several speakers in support of appellant no. 1. The Commission discussed the case at length.

Motion: To deny the appeal, 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, and 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).

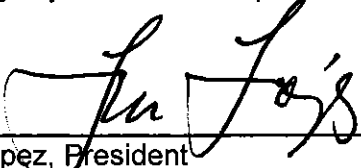
Moved: Angulo
Seconded: Hanson
Ayes: Angulo, Hanson, Marquez, Lopez
Recused: Nagao

Vote: 4 - 0

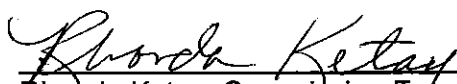
5. PUBLIC COMMENT

No speakers

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 8:19 p.m.



Luis Lopez, President



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

Adopted on 