

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, January 9, 2013
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 Vice-president Angulo at 4:42 p.m.

Commissioners' present: Javier C. Angulo, Ana Hanson, and David Marquez

Commissioners absent: Mayumi Fukushima and Luis Lopez

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

No report

2. COMMISSION BUSINESS

- A. Advance Calendar – no changes
- B. Commission Requests - none
- C. Approval of Minutes: tabled to the next regular meeting

3. APCE-2012-1723-ZC

Incidental Case: VTT-71678-SL
CEQA: ENV-2011-2254-MND

Council District: 13
Expiration Date: 1/22/13
Plan: Silver Lake-Echo Park-Elysian Valley
Appeal Status: Zone Change appealable by applicant to City Council if disapproved in whole or in part

PUBLIC HEARING HELD ON NOVEMBER 7, 2012

Location: 1826-30 Glendale Boulevard and 2142-58 Clifford Street

Project description: Demolition of a commercial building and the development of 18 small lot single-family residences with 36 on-site parking spaces.

Requested Action:

1. Pursuant to LAMC Section 12.32-B, a **Zone Change** from R2-1VL to R3-1VL for a portion of site (2142 Clifford Street, Lot 305) to permit the use, construction and maintenance of 18 small lot single-family residences on the overall site; and
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of **Mitigated Negative Declaration** (ENV-2011-2254-MND) and required Findings.

APPLICANT: Henry Nunez
Representative: Henry Nunez

Recommended Action:

1. **Approve and Recommend** that the City Council adopt a **Zone Change** from R2-1VL to (T)(Q)R3-1VL for a portion of site (2142 Clifford Street, Lot 305), consistent with the existing Medium Residential land use designation.
2. **Adopt** the Findings.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2011-2254-MND.
4. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jae Kim (213) 978-1383

DISCUSSION:

Planning Staff presented the Department's position. The applicant spoke to the Commission followed by speakers against the project. Public comment was closed and the Commissioners discussed the case.

Motion: To Approve and Recommend that the City Council adopt a Zone Change from R2-1VL to (T)(Q)R3-1VL for a portion of site (2142 Clifford Street, Lot 305), consistent with the existing Medium Residential land use designation, adopt the Findings, adopt the environmental clearance Mitigated Negative Declaration ENV-2011-2254-MND, recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Modified Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page, advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring, and advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

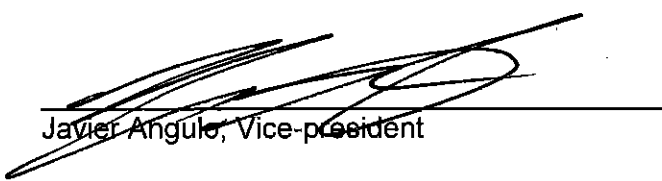
Moved: Hanson
Seconded: Marquez
Ayes: Angulo
Absent: Fukushima and Lopez

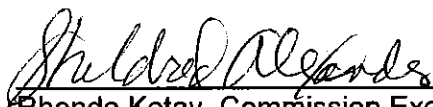
Vote: 3 - 0

4. PUBLIC COMMENT

None

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



Javier Angulo, Vice-president

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

FOR

Adopted on April 24, 2013