

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, March 27, 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 Commissioner David Marquez at 4:40 p.m.

Commissioners' present: Mayumi Fukushima, Ana Hanson, and David Marquez

Commissioners absent: Javier C. Angulo

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

The City received grant funding from HUD to work on the L.A. River Master Plan over the next year. The Boyle Heights Community Plan is still underway, currently in the outreach phase. An application was filed for the Highland Park area with plans for affordable housing.

2. COMMISSION BUSINESS

- A. Advance Calendar – no changes
- B. Commission Requests - none
- C. Approval of Minutes: September 12, 2012, October 10, 2012, and January 9, 2013 have been tabled to the next regular meeting.

3. ZA-2012-2955-ZAI-1A
CEQA: ENV 2012-2956-CE

Council District: 14
Expiration Date: None
Plan: Boyle Heights
Appeal Status: Not further appealable

CONTINUED FROM MARCH 13, 2013

PUBLIC HEARING

Location: 3455 East Percy Street

Requested Action:

An appeal of the Zoning Administrator's site-specific interpretation that in association with the permitted operation of a 68-room Adult Residential Facility at 3455 Percy Street, consistent with Case No. ZA 21469, tenant occupancy shall be calculated at a rate not to exceed 2 persons per bedroom or guest room at any time; that Condition No. 27 of ZA 92-0707(ZV)(PA1)-1A be modified accordingly (strikeout/underline typeface) to establish the following: "The occupancy in the 68-room facility shall not exceed two residents ~~for every in~~ any bedroom or guest room, as approved by the Department of Building and Safety, and in no event exceed ~~96~~ 136 tenants/residents at any time."; that ZA 2010-2038(ZAI) remains valid in association with the continued use of the property; and adoption of the recommendation of the Lead Agency by adopting Categorical Exemption No. ENV-2012-2956-CE as the environmental clearance for this action

APPLICANT: City of Los Angeles / Charles E. Hauptman, U.S. Dept. of Housing and Development, California State Office of Fair Housing and Equal Opportunity
Representative: Kim Savage, Law Office of Kim Savage

APPELLANT: Sylvia Duarte
Representative: Michael Gonzalez

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's site-specific interpretation that in association with the permitted operation of a 68-room Adult Residential Facility at 3455 Percy Street, consistent with Case No. ZA 21469, tenant occupancy shall be calculated at a rate not to exceed 2 persons per bedroom or guest room at any time; that Condition No. 27 of ZA 92-0707(ZV)(PA1)-1A be modified accordingly (strikeout/underline typeface) to establish the following: "The occupancy in the 68-room facility shall not exceed two residents ~~for every in~~ any bedroom or guest room, as approved by the Department of Building and Safety, and in no event exceed ~~96~~ 136 tenants/residents at any time."; and that ZA 2010-2038(ZAI) remains valid in association with the continued use of the property.
3. **Adopt** the recommendation of the Lead Agency by adopting Categorical Exemption No. ENV-2012-2956-CE as the environmental clearance for this action.

The Commission may recess into Closed Session pursuant to Government Code section 54956.9(d)(2) to allow the Commission to confer with its legal counsel relative to the above matter.

Staff: Linn Wyatt (213) 978-1318

DISCUSSION:

The Chief Zoning Administrator presented the Department's position. The appellant spoke to the Commission followed by the representative for Percy Village. The City Council member's staff spoke to the Commission, followed by several speakers in support of the appeal. After rebuttal by the appellant and the representative for Percy Village, public comment was closed and the Commissioners discussed the case at length.

Motion: To deny the appeal, sustain the Zoning Administrator's site-specific interpretation that in association with the permitted operation of a 68-room Adult Residential Facility at 3455 Percy Street, consistent with Case No. ZA 21469, tenant occupancy shall be calculated at a rate not to exceed 2 persons per bedroom or guest room at any time; that Condition No. 27 of ZA 92-0707(ZV)(PA1)-1A be modified accordingly (strikeout/underline typeface) to establish the following: "The occupancy in the 68-room facility shall not exceed two residents ~~for every~~

in any bedroom or guest room, as approved by the Department of Building and Safety, and in no event exceed 96 136 tenants/residents at any time.”; and that ZA 2010-2038(ZAI) remains valid in association with the continued use of the property, adopt the recommendation of the Lead Agency by adopting Categorical Exemption No. ENV-2012-2956-CE as the environmental clearance for this action, and adopt the Findings.

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

Vote: 3 - 0

4. ZA-2012-926-ZAA-1A

Related Case: VTT-71930-SL
CEQA: ENV 2012-927-MND

Council District: 13
Expiration Date: 4/23/13
Plan: Silver Lake-Echo Park-Elysian Valley
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1363-1371 North Douglas Street

Requested Action:

An appeal of the Zoning Administrator’s decision to approve, pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, Zoning Administrator’s Adjustments from: Section 12.09.1-B,1 to permit front yard setbacks ranging from 10 feet to 12 feet in lieu of the 15 feet otherwise required; Section 12.09.1-B,2(a) to permit zero-foot side yard setbacks in lieu of the 6 feet otherwise required; Section 12.09.1-B,3 to permit rear yards ranging from zero feet to 5 feet in lieu of the 15 feet otherwise required; and Section 12.21-C,2(a) to permit a zero-foot building separation between each building in lieu of the 12 feet otherwise required; all in conjunction with a concurrent Small Lot Subdivision, Case No. VTT-71930-SL, for a total of 7 single-family dwelling units; and adoption of Mitigated Negative Declaration ENV 2012-0927-MND as the environmental clearance for this action.

APPLICANT: David French, Echo Park Douglas, LLC
Representative: Tiffany Rothman, Rothman Engineering, Inc.

APPELLANT: Leslie Dione Emge

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the determination of the Zoning Administrator to approve Zoning Administrator’s Adjustments from: Section 12.09.1-B,1 to permit front yard setbacks ranging from 10 feet to 12 feet in lieu of the 15 feet otherwise required; Section 12.09.1-B,2(a) to permit zero-foot side yard setbacks in lieu of the 6 feet otherwise required; Section 12.09.1-B,3 to permit rear yards ranging from zero feet to 5 feet in lieu of the 15 feet otherwise required; and Section 12.21-C,2(a) to permit a zero-foot building separation between each building in lieu of the 12 feet otherwise required; all in conjunction with a concurrent Small Lot Subdivision, Case No. VTT-71930-SL, for a total of 7 single-family dwelling units.

3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV 2012-0927-MND.

Staff: Jim Tokanaga (213) 978-1372

DISCUSSION:

The Zoning Administrator presented the Department's position. The applicant's representative spoke to the Commission followed by the appellant. There were several speakers in support of the appeal. After rebuttal by the appellant and the applicant's representative, public comment was closed and the Commissioners discussed the case at length.

Motion: To deny the appeal, sustain the determination of the Zoning Administrator to approve Zoning Administrator's Adjustments from: Section 12.09.1-B,1 to permit front yard setbacks ranging from 10 feet to 12 feet in lieu of the 15 feet otherwise required; Section 12.09.1-B,2(a) to permit zero-foot side yard setbacks in lieu of the 6 feet otherwise required; Section 12.09.1-B,3 to permit rear yards ranging from zero feet to 5 feet in lieu of the 15 feet otherwise required; and Section 12.21-C,2(a) to permit a zero-foot building separation between each building in lieu of the 12 feet otherwise required; all in conjunction with a concurrent Small Lot Subdivision, Case No. VTT-71930-SL, for a total of 7 single-family dwelling units, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV 2012-0927-MND.

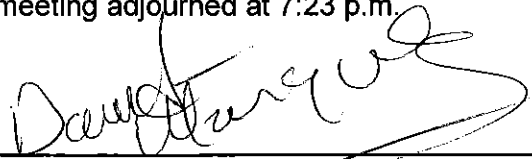
Moved: Fukushima
Seconded: Hanson
Ayes: Marquez
Absent: Angulo

Vote: 3 - 0

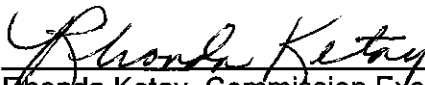
5. PUBLIC COMMENT

None

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 7:23 p.m.



David Marquez, Commissioner



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

Adopted on July 10, 2013