

**OFFICIAL**  
**CITY OF LOS ANGELES**  
East Los Angeles Area Planning Commission Minutes  
Wednesday, September 25, 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](http://www.planning.lacity.org).

The meeting was called to order by Acting President Javier C. Angulo at 4:35 p.m.

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

Commissioner absent: Mayumi Fukushima

**1. DEPARTMENTAL REPORT - ITEMS OF INTEREST**

No report

**2. COMMISSION BUSINESS**

- A. Advance Calendar – no changes
- B. Commission Requests - none
- C. Approval of Minutes: August 28, 2013

Motion: To approve the minutes from August 28, 2013.

|           |                    |
|-----------|--------------------|
| Moved:    | Hanson             |
| Seconded: | Marquez            |
| Ayes:     | Chavoya and Angulo |
| Absent:   | Fukushima          |

**Vote: 4 – 0**

3. **ZA-2013-1059-ZV-1A**  
**CEQA: ENV-2013-1060-CE**

**Council District:** 1  
**Plan:** Silver Lake-Echo Park -Elysian Valley  
**Expiration Date:** 10/15/13  
**Appeal Status:** Zone Variance further  
appealable if approved to City  
Council

**PUBLIC HEARING**

**Location:** 512 West Solano Avenue

**Requested Action:**

An appeal of the Zoning Administrator's decision to deny, pursuant to the provisions of Charter Section 562 and Section 12.27-B,1 of the Los Angeles Municipal Code, a Variance from Section 12.09,1-A of the Municipal Code to permit zero square feet of lot area per unit in conjunction with the legalization of the non-permitted conversion of two existing guest rooms into two dwelling units resulting in six units where the existing RD2-1VL Zone only allows three dwelling units and the property is developed with four legally nonconforming dwelling units; and a Variance from Section 12.21-A,4(a) to allow five on-site parking spaces in lieu of the six otherwise required and to adopt Categorical Exemption ENV-2013-1060-CE as the environmental clearance for this action.

**APPLICANT:** John B. Jung  
Representative: Alan Pinel

**APPELLANT:** Same as applicant

**Recommended Action:**

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to deny a Variance from Section 12.09,1-A of the Municipal Code to permit zero square feet of lot area per unit in conjunction with the legalization of the non-permitted conversion of two existing guest rooms into two dwelling units resulting in six units where the existing RD2 Zone only allows three dwelling units and the property is developed with four legally nonconforming dwelling units; and a Variance from Section 12.21-A,4(a) to allow five on-site parking spaces in lieu of the six otherwise required.
3. **Adopt** the Findings.
4. **Adopt** environmental clearance Categorical Exemption ENV-2013-1060-CE.

**Staff:** Lourdes Green (213) 978-1313

**DISCUSSION:**

The Zoning Administrator discussed her decision and Findings with the Commission. The applicant's representative spoke to the Commission, followed by two speakers in support of the appeal. The applicant's representative was given additional time to speak to the Commission. The Commissioners discussed the case at length.

Motion: To deny the appeal, sustain the action of the Zoning Administrator to deny a Variance from Section 12.09,1-A of the Municipal Code to permit zero square feet of lot area per unit in conjunction with the legalization of the non-permitted conversion of two existing guest rooms into two dwelling units resulting in six units where the existing RD2 Zone only allows three dwelling units and the property is developed with four legally nonconforming dwelling units; and a Variance from Section 12.21-A,4(a) to allow five on-site parking spaces in lieu of the six otherwise required, adopt the Findings, and to not adopt the environmental clearance Categorical Exemption ENV-2013-1060-CE.

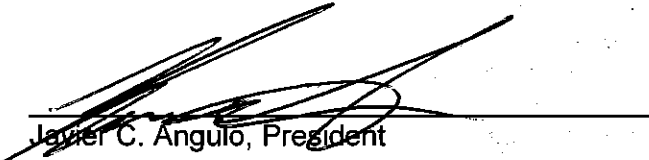
Moved: Marquez  
Seconded: Chavoya  
Ayes: Hanson and Angulo  
Absent: Fukushima

Vote: 4 - 0

#### 4. PUBLIC COMMENT

No Speakers

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



Javier C. Angulo, President



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

Adopted on

October 23, 2013