

**OFFICIAL**  
**CITY OF LOS ANGELES**  
East Los Angeles Area Planning Commission Minutes  
Wednesday, November 13, 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 President Javier C. Angulo at 4:31 p.m.

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

Commissioner absent: Mayumi Fukushima and Ana Hanson

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

Citywide design guidelines recently updated regarding implementation. A joint meeting was held between the City Planning Commission and the Affordable Housing Commission on September 26, 2013.

Other items of interest: Presentation on the Plan for a Healthy Los Angeles, a new health and wellness chapter of the General Plan Framework Element. The Commission commented on the presentation.

**2. COMMISSION BUSINESS**

- A. Advance Calendar – no changes
- B. Commission Requests - none
- C. Approval of Minutes: October 23, 2013

Motion: To approve the minutes from October 23, 2013.

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

**Vote: 3 – 0**

3. **Commission Resolution – Delegation of Authority**

**PUBLIC HEARING NOT REQUIRED**

**Subject:** Resolution delegating the Commission's Authority to the Director – approval of routine requests for time extensions and/or continuances to act on legislative and quasi-judicial land use applications and appeals.

**Recommended Action:**

Approve the accompanying Resolution permitting the Director to grant routine requests for extensions to time limits and/or continuances to act on legislative and quasi-judicial land use applications and appeals.

**Staff:** Craig Weber

**DISCUSSION:**

Planning Staff presented the resolution to the Commission. There was a brief discussion.

Motion: Approve the accompanying Resolution permitting the Director to grant routine requests for extensions to time limits and/or continuances to act on legislative and quasi-judicial land use applications and appeals.

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

**Vote: 3 - 0**

4. **ZA-2012-1879-CU-1A**

**CEQA:** ENV 2012-1881-MND

**Council District:** 1

**Plan:** Northeast Los Angeles

**Expiration Date:** 11/18/13

**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 3303 North Broadway

**Requested Action:**

An appeal of the Zoning Administrator's decision to deny pursuant to the provisions of Section 12.24-W,27 of the Los Angeles Municipal Code, a Conditional Use authorizing a commercial corner development to provide a 0-foot landscaped buffer in lieu of a landscaped, planted area having a minimum inside width of 5 feet along all street frontages of the lot and on the perimeters of all parking areas of the lot which abut a residential zone or use as required by Section 12.22-A,23(a)(10) of the Code; to approve pursuant to Section 12.24-W,27 of the Los Angeles Municipal Code, a Conditional Use to permit 38

parking spaces in tandem, as not otherwise permitted by Section 12.22-A,23(a)(4)(i) of the Code; and to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV 2012-1881-MND as the environmental clearance for this action.

**APPLICANT:** Oppidan, LLC, Arman Gabay  
Representative: Ben Kim, Oppidan, LLC

**APPELLANT:** John Ladner

**Recommended Action:**

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to deny a Conditional Use authorizing a commercial corner development to provide a 0-foot landscaped buffer in lieu of a landscaped, planted area having a minimum inside width of 5 feet along all street frontages of the lot and on the perimeters of all parking areas of the lot which about a residential zone or use as required by Section 12.22-A,23(a)(10) of the Code; and to approve a Conditional Use to permit 38 parking spaces in tandem, as not otherwise permitted by Section 12.22-A,23(a)(4)(i) of the Code.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV 2012-1881-MND.

**Staff:** Fernando Tovar (213) 978-1303 Sue Chang (213) 978-3304

**DISCUSSION:**

The Zoning Administrator presented the Department's position on the case. The appellant spoke, followed by the applicant's representative. There was one speaker against the appeal and one speaker in support of the appeal. The appellant was allowed rebuttal time. The Commission closed public comment and discussed the case at length.

**Motion:** To deny the appeal, sustain the action of the Zoning Administrator to deny a Conditional Use authorizing a commercial corner development to provide a 0-foot landscaped buffer in lieu of a landscaped, planted area having a minimum inside width of 5 feet along all street frontages of the lot and on the perimeters of all parking areas of the lot which about a residential zone or use as required by Section 12.22-A,23(a)(10) of the Code; and to approve a Conditional Use to permit 38 parking spaces in tandem, as not otherwise permitted by Section 12.22-A,23(a)(4)(i) of the Code, adopt the Findings, and adopt the environmental clearance Mitigated Negative Declaration ENV 2012-1881-MND.

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

**Vote:** 3 - 0

5. **DIR-2010-2686-DB-PUB-SPP-DI-1A**  
**CEQA: ENV-2010-2687-MND**

**Council District:** 14  
**Plan:** Northeast Los Angeles  
**Expiration Date:** 12/08/13  
**Appeal Status:** Not further appealable

**PUBLIC HEARING REQUIRED**

**Location:** 2451 Colorado Boulevard

**Proposed project:** The construction, use and maintenance of a five-story mixed use development including 41 dwelling units for Seniors, with one manager's unit, (16 Market Rate and 25 Low Income units) and 3,194 square feet of Commercial space constructed over two levels of parking. The proposed structure is 55 feet in height and approximately 39,128 square feet in total floor area. The subject parcel is 16,530 square feet and is zoned [Q]C4-2D.

**Requested Action:**

An appeal of the Director of Planning's approval of a Project Permit Compliance and Director's Interpretation for the Colorado Boulevard Specific Plan, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code (LAMC).

**APPLICANT:** Kurken Alyanakian

**APPELLANT:** TERA Inc. (The Eagle Rock Association), Robert Gotham, President

**Recommended Action:**

1. **Deny** the Appeal of the Director of Planning's Project Permit Compliance and Director's Interpretation.
2. **Sustain** the Determination of the Director of Planning in approving a Colorado Boulevard Specific Plan Project Permit Compliance and Director's Interpretation for the above project.

**Staff:** Lynda J. Smith (213) 978-1196

**DISCUSSION:**

Planning Staff presented the Department's position on the case. The appellant spoke, followed by the applicant. The City Councilmember's staff spoke to the Commission, followed by one speaker with a general comment. The Commission discussed the case.

**Motion:** To deny the Appeal of the Director of Planning's Project Permit Compliance and Director's Interpretation, and sustain the Determination of the Director of Planning in approving a Colorado Boulevard Specific Plan Project Permit Compliance and Director's Interpretation for the above project, subject to Modified Conditions of Approval.

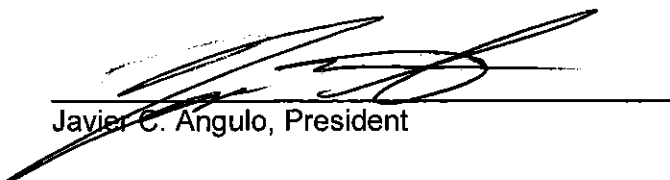
**Moved:** Chavoya  
**Seconded:** Marquez  
**Ayes:** Angulo  
**Absent:** Fukushima and Hanson

**Vote:** 3 - 0

6. **PUBLIC COMMENT**

No Speakers

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 6:15 p.m.

  
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Javier C. Angulo, President  
\_\_\_\_\_  
Rhonda Ketay, Commission Executive Assistant  
East Los Angeles Area Planning Commission

Adopted on

February 12, 2014