

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, May 14, 2014
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 Executive Assistant Randa Hanna at 4:33 p.m.

Commissioners present: Christopher Arellano, Donna Choi, Tammy Membreno, Teri Stein, and George Villanueva.

The Commission Executive Assistant requested that the Commissioners choose a member to chair the meeting.

Motion: To nominate Commissioner Arellano to chair tonight's meeting.

Moved: Commissioner Choi
Seconded: Commissioner Membrano
Ayes: Commissioners Stein and Villanueva

Vote: 4 - 0

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Senior City Planner Craig Weber presented a report on "Small Lot Subdivisions Guidelines".

2. COMMISSION BUSINESS

A. Advance Calendar – All the Commissioners checked their calendars to make sure that they will be available at the meeting that will be held on June 25, 2014.

B. Commission Requests – No requests at this time.

C. Approval of Minutes from April 9, 2014.

Motion: To approve the Minutes from April 9, 2014 by consent

Moved: Commissioner Choi
Seconded: Commissioner Membreno
Ayes: Commissioners Arellano, Stein, and Villanueva

Vote: 5 - 0

3. **ZA-2013-3415-ZAD-1A**
CEQA: ENV-2013-3416-CE

Council District: 13
Plan: Silver Lake-Echo Park-Elysian Valley
Expiration Date: 5/19/14
Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 1855-1861 North Dillon Street

Requested Action:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.24-X,28, a Zoning Administrator's Determination to approve the construction, use and maintenance of a 3,759 square-foot single-family dwelling on a lot on a Substandard Hillside Street where the roadway is not improved to a minimum width of 20 feet, and where the street is not improved to a continuous width of 20 feet from the driveway apron to the boundary of the Hillside Area and the Zoning Administrator's decision to approve the recommendation of the Lead Agency by Categorical Exemption ENV-2013-3416-CE as the environmental clearance for this project.

APPLICANT: **Robert Diaz**
Representative: Dana A. Sayles, AICP

APPELLANT: William B. Macomber II

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the decision of the Zoning Administrator to approve, pursuant Los Angeles Municipal Code Section 12.24-X,28, a Zoning Administrator's Determination to approve the construction, use and maintenance of a 3,759 square-foot single-family dwelling on a lot on a Substandard Hillside Street where the roadway is not improved to a minimum width of 20 feet, and where the street is not improved to a continuous width of 20 feet from the driveway apron to the boundary of the Hillside Area.
3. **Adopt** the findings of the Zoning Administrator.
4. **Approve** the recommendation of the lead agency in issuing Categorical Exemption ENV-2013-3416-CE as the environmental clearance for this project.

Staff: Al Landini/Jonathan Hershey (213) 978-1337

DISCUSSION:

The City Planning staff gave a brief summary of the project to the Commission. The appellant's representative spoke. Then the applicant's attorney and the project manager who is the applicant's representative spoke. The appellant's representative and the applicant's attorney were allowed rebuttal time. The City Planning staff clarified few points. The Commission stated that they received letters from the Neighborhood Council in support of the project. The Commission made a motion.

Motion: **Deny** the appeals. **Sustain** the decision of the Zoning Administrator to approve, pursuant Los Angeles Municipal Code Section 12.24-X,28, a Zoning Administrator's Determination to approve the construction, use and maintenance of a 3,759 square-foot single-family dwelling on a lot on a Substandard Hillside Street where the roadway is not improved to a minimum width of 20 feet, and where the street is not improved to a continuous width of 20 feet from the driveway apron to the boundary of the Hillside Area. **Adopt** the findings of the Zoning Administrator. **Approve** the recommendation of the lead agency in issuing Categorical Exemption ENV-2013-3416-CE as the environmental clearance for this project.

Moved: Commissioner Choi
Seconded: Commissioner Membreno
Ayes: Commissioners Stein, Villanueva, and Arellano

Vote: 5 - 0

4. **ZA-2013-2871-ZV-ZAA-1A**
CEQA: ENV-2013-2870-MND

Council District: 13
Plan: Silver Lake-Echo Park-Elysian Valley
Expiration Date: 6/11/14
Appeal Status: Further Appealable
If approved

PUBLIC HEARING

Location: 1512 North Liberty Street/1513-1515 North Lake Shore Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to the provisions of Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-G,2 to permit zero common open space in lieu of the required 1,575 square feet in the RD2-1VL Zone; to approve pursuant to Section 12.28 1) an Adjustment from Section 12.09-1,B,2 to permit a five-foot side yard setback in lieu of the required six feet; 2) an Adjustment from Section 12.21-C,2(a) to permit a reduced separation between each dwelling unit of 0.5 inches in lieu of the required ten feet; 3) an Adjustment from Section 12.21-C,2(b) to permit a reduced passageway to each dwelling unit of five feet in lieu of the required ten feet; and to approve the recommendation of the Lead Agency to adopt Mitigated Negative Declaration ENV 2013-2870-MND as the environmental clearance for this project.

APPLICANT: Jennifer Chirco-Coker, Planet Home Living

APPELANT: Vera Golakova

Recommended Action:

1. **Deny** the appeals.
2. **Sustain** the decision of the Zoning Administrator to approve, pursuant Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-G,2 to permit zero common open space in lieu of the required 1,575 square feet in the RD2-1VL Zone; approve pursuant to Section 12.28 1) an Adjustment from Section 12.09-1,B,2 to permit a five-foot side yard setback in lieu of the required six feet; 2) approve an Adjustment from Section 12.21-C,2(a) to permit a reduced separation between each dwelling unit of .5 inches in lieu of the required ten feet; 3) approve an Adjustment from Section 12.21-C,2(b) to permit a reduced passageway to each dwelling unit of five feet in lieu of the required ten feet.

3. **Adopt** the findings of the Zoning Administrator.
4. **Approve** the recommendation of the Lead Agency to adopt Mitigated Negative Declaration ENV 2013-2870-MND as the environmental clearance for this project.

Staff: Jim Tokunaga (213) 978-1307

DISCUSSION:

The Zoning Administrator gave a brief description of the case. The appellant spoke, followed by the applicant. The Commission asked few questions regarding the parking issue. There were two speakers in support of the appeal. The appellant and the applicant were allowed rebuttal time. The Commission stated that they received letters from the Neighborhood Councils and Councilmember O'Farrell's office in support of the development.

MOTION:

Deny the appeals. **Sustain** the decision of the Zoning Administrator to approve, pursuant Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-G,2 to permit zero common open space in lieu of the required 1,575 square feet in the RD2-1VL Zone; approve pursuant to Section 12.28 1) an Adjustment from Section 12.09-1,B,2 to permit a five-foot side yard setback in lieu of the required six feet; 2) approve an Adjustment from Section 12.21-C,2(a) to permit a reduced separation between each dwelling unit of .5 inches in lieu of the required ten feet; 3) approve an Adjustment from Section 12.21-C,2(b) to permit a reduced passageway to each dwelling unit of five feet in lieu of the required ten feet. **Adopt** the findings of the Zoning Administrator. **Approve** the recommendation of the Lead Agency to adopt Mitigated Negative Declaration ENV 2013-2870-MND as the environmental clearance for this project.

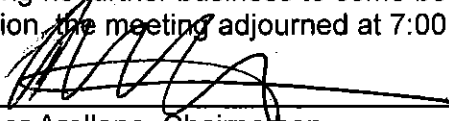
Moved: Commissioner Membreno
Seconded: Commissioner Stein
Ayes: Commissioners Choi, Villanueva, and Arellano

Vote: 5 - 0

5. PUBLIC COMMENT

There were no public speakers.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 7:00 p.m.



Christopher Arellano, Chairperson



Randa M. Hanna, Commission Executive Assistant
East Los Angeles Area Planning Commission

Adopted on 6/25/14