

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 25, 2015, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

Christopher Arellano, President
Donna Choi, Vice President
Tammy Membreno, Commissioner
Teri Stein, Commissioner
George Villanueva, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and **provided that the Commission retains jurisdiction over the case.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at www.planning.lacity.org.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENT REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **VTT-72500-SL-1A**

CEQA: ENV-2013-2877-MND-REC1

Plan Area: Silver Lake-Echo Park-
Elysian Valley

Council District: 13

Location: 853-857 North Hyperion Avenue

Expiration Date: 3/25/15 ext.

Appeal Status: Further Appealable to City
Council

Continued from March 11, 2015 Meeting

Proposed Project:

Vesting Tentative Tract Map for small lot subdivision purposes to create eight (8) residential lots for the construction of eight single-family dwellings.

Applicant: Jason Amoroso

Appellant: Hyperion Avenue Neighbors Association

Requested Action:

Appeal from the entire decision by the Deputy Advisory Agency in approving VTT-72500-SL.

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Deputy Advisory Agency in approving VTT-72500-SL.
3. **Adopt** the Findings of the Deputy Advisory Agency.
4. **Adopt** Mitigated Negative Declaration No. ENV-2013-2877-MND-REC1.

Staff: Jose Carlos Romero-Navarro (213) 978-1328

4. **ZA-2014-1639-ZV-1A**

CEQA: ENV-2014-1640-MND

Plan Area: Silver Lake-Echo Park-
Elysian Valley

Council District: 4

Location: 2413 Griffith Park Boulevard
(2409-2413 ½ Griffith Park Boulevard and
2420 Hyperion Avenue)

Expiration Date: 4/1/15

Appeal Status: Further appealable to City
Council if granted

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to DENY pursuant to Los Angeles City Charter Section 562 and Los Angeles Municipal Code Section 12.27 of the Los Angeles Municipal Code the following Variances: 1) a variance from Section 12.21.1-A, 1 of the L.A.M.C to permit an approximately 2.5:1 FAR in lieu of the maximum FAR of 1.5:1 for the [Q]C2-1VL portion of the site; 2) a variance from Section 12.09.1-B, 4 to allow an overall minimum lot area per dwelling unit of approximately 749 square feet in lieu of the maximum 2,000 square feet per lot area on the RD2-1VL portion of the project site; 3) a variance from the Q Condition of Ordinance No. 176826 to allow a height 55 feet in lieu of the maximum permitted 30 feet otherwise permitted by the Q Condition; 4) a variance from Section 12.21.1 of the L.A.M.C to allow a height of 55 feet in lieu of 45 feet in the RD2-1VL Zone and NOT adopt the environmental clearance Mitigated Negative Declaration ENV-2014-1640-MND.

Applicant: Canfield Development
Representative: Brian Galt

Appellant: Canfield Development
Representative: Brian Galt

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to **DENY** the following Variances:
 - 1.) a variance from Section 12.21.1-A, 1 of the L.A.M.C to permit an approximately 2.5:1 FAR in lieu of the maximum FAR of 1.5:1 for the [Q]C2-1VL portion of the site; 2.) a variance from Section 12.09.1-B, 4 to allow an overall minimum lot area per dwelling unit of approximately 749 square feet in lieu of the maximum 2,000 square feet per lot area on the RD2-1VL portion of the project site; 3.) a variance from the Q Condition of Ordinance No. 176826 to allow a height 55 feet in lieu of the maximum permitted 30 feet otherwise permitted by the Q Condition; 4) a variance from Section 12.21.1 of the L.A.M.C to allow a height of 55 feet in lieu of 45 feet in the RD2-1VL Zone.
3. **Adopt** the Zoning Administrator's Findings.
4. **Do not adopt** the environmental clearance Mitigated Negative Declaration ENV-2014-1640-MND.

Staff: Fernando Tovar (213) 978-1303

5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address them on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the East Los Angeles Area Planning Commission
will be held at 4:30 p.m. on Wednesday, April 8, 2015 at

Ramona Hall Community Center
4580 North Figueroa Street,
Los Angeles, California 90065

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by email at APCEastla@lacity.org.