

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JUNE 14, 2017 AFTER 4:30 p.m.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065**

Christopher Arellano, President
Donna Choi, Vice President
Patricia Alarcon, Commissioner
Helen Leung, Commissioner
Teri Stein, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Harold Arrivillaga, Commission Executive Assistant I
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.

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. **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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCEASTLA@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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 – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DIRECTOR'S REPORT**

Items of Interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes for Approval – February 22, 2017, April 26, 2017

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **ZA-2016-4315-CUB-1A**

CEQA: ENV-2016-4314-CE
Plan Area: Boyle Heights

Council District: 14 – Huizar
Last Day to Act: 06-19-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 671 – 673 South Anderson Street

PROPOSED PROJECT:

The change of use of an existing manufacturing building to a brewery and retail/tasting room which would include the sale and dispensing of beer for on-site and off-site consumption in the M2-1-RIO-CUGU Zone. The project consists of a 5,265 square-foot brewery and a 585 square-foot retail/tasting room with 39 indoor seats.

APPEAL:

An appeal of the Zoning Administrator's determination to approve a Conditional Use Permit for the sale and dispensing of beer for on-site and off-site consumption in conjunction with a proposed brewery and retail/tasting room, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W, 1; and an appeal of the Categorical Exemption from environmental review, issued pursuant to Section 1, Class 1, Category 22 of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: David Hodgins, Dry River, LLC

Appellant: Elizabeth Blaney, Union de Vecinos

Staff: Oliver Netburn, City Planning Associate
oliver.netburn@lacity.org
(213) 978-1382

Henry Chu, Associate Zoning Administrator

5. [DIR-2016-3427-BSA-1A](#)
CEQA: N/A
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O’Farrell
Last Day to Act: 06-19-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2956 – 2990 North Alessandro Street

PROPOSED PROJECT:

Construction of a mixed-use building with three (3) stories, one (1) subterranean level, 917 square feet of commercial space, and 40 joint live-work quarter units including a Density Bonus of 32.5-percent (%) of the 30 base dwelling units including 10-percent (%) reserved for Very Low Income units in the [Q]CM-1XL-RIO Zone.

APPEAL:

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.26-K, an appeal of the Planning Director’s determination to deny an appeal from the determination of the Department of Building and Safety (LADBS) that it did not err o abuse its discretion in issuing Building Permit No. 14010-10000-02977 for the construction the project.

Applicant: Ron Gonen, River Campus, LLC
Representative: David A. Golderg, Armbruster, Goldsmith & Delvac, LLP

Appellant: George Abrahams
Representative: Noel Weiss, Law Offices of Noel Weiss

Staff: Nicole Sanchez, City Planning Associate
nicole.sanchez@lacity.org
(213) 978-3034

Jack Chiang, Associate Zoning Administrator

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next regular meeting of the East Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, June 28, 2017** at

RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCEASTLA@lacity.org.