

OFFICIAL MINUTES

CITY OF LOS ANGELES

East Los Angeles Area Planning Commission Minutes
Wednesday, January 11, 2017 4:30 PM
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 ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 4:43 p.m. by Commission Vice-President Donna Choi with Commissioners Alarcon and Stein present.

Commissioner Arellano was absent.

Also in attendance were, Blake Lamb, Senior City Planner, Oscar Medellin, Deputy City Attorney, and Harold Arrivillaga, Commission Executive Assistant.

ITEM NO. 1

DIRECTOR'S REPORT

Blake Lamb, Senior City Planner, updated the commission on the following issues:

- The El Sereno-Berkshire Historical Preservation Overlay Zone (HPOZ) was adopted by the City Council in late November, near the intersection of Berkshire Avenue and Huntington Drive and includes 114 properties.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
No changes.
- B. Commission Requests:
None.
- C. Approval of the Minutes – September 14, 2016
Approval of the minutes was postponed.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representatives.

ITEM NO. 4

ZA-2015-1109-CU-1A

CEQA: ENV-2015-1108-CE

Plan Area: Silver Lake – Echo Park - Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 12-17-16

Continued from 12-14-16

PROJECT SITE: 2414 North Lake View Avenue

IN ATTENDANCE:

Jack Chiang, Associate Zoning Administrator, representing the Planning Department; Anne Alexander, applicant's representative, and Dana Sayles, appellant's representative.

MOTION:

Commissioner Stein put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record by the Commission:

A 1,228 square-foot nursery in the R2-1 VL Zone.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Article 3, Section 1, Class 5, Category 5 of the City of Los Angeles CEQA Guidelines and Section 21080(b) of the California Public Resources Code, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Grant** the Appeal in part and **sustain** in part the Zoning Administrator's determination;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings as amended by the Commission.

Commissioner Choi seconded the motion and the vote proceeded as follows:

Moved: Stein
Seconded: Choi
Ayes: Alarcon
Absent: Arellano

Vote: 3-0

MOTION PASSED

ITEM NO. 5

ZA-2016-1638-CUB-1A

CEQA: ENV-2016-1639-MND

Plan Area: Silver Lake – Echo Park - Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 01-11-17

Continued from 12-14-16

PROJECT SITE: 1620-1622 North Silver Lake Boulevard

IN ATTENDANCE:

Aleta James, Associate Zoning Administrator, representing the Planning Department;; Elizabeth Peterson, applicant's representative, and Leanne Wood, Appellant.

MOTION:

Commissioner Stein put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record by the Commission:

Sale and serve a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a proposed restaurant and market in the [Q]C2-1VL Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 1.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1639-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; find the mitigation measures have been made enforceable conditions on the project; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Grant** the appeal in part and **sustain** in part the Zoning Administrator's determination;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings as amended by the Commission

Commissioner Alarcon seconded the motion and the vote proceeded as follows:

Moved: Stein
Seconded: Alarcon
Ayes: Choi
Absent: Arellano

Vote: 3-0

MOTION PASSED

ITEM NO. 6

VTT-74164-SL-1A

CEQA: ENV-2016-1672-CE

Plan Area: Silver Lake – Echo Park - Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 01-11-17

PROJECT SITE: 736-742 North Parkman Avenue

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, representing the Planning Department, Jonathan Lonner, applicant's representative, and Kristina Kropp, appellant's representative.

MOTION:

Commissioner Stein put forth the actions below in conjunction with the approval of the following project:

A Vesting Tentative Tract Map No. 74301-SL for the subdivision of one parcel consisting of 9,800 square feet of lot, area, into a maximum of six (6) small lot homes in accordance with the Small Lot Subdivision Ordinance No. 176,354. The project proposes to construct six (6) small lot homes, each with two covered parking spaces.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 21068, State CEQA Guidelines (Article III, Section 1, and Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal in part and **sustain** in part the Deputy Advisory Agency's determination to approve the Vesting Tentative Tract;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings of the Deputy Advisory Agency.

Commissioner Alarcon seconded the motion and the vote proceeded as follows:

Moved: Stein
Seconded: Alarcon
Ayes: Choi
Absent: Arellano

Vote: 3-0

MOTION PASSED

ITEM NO. 7

VTT-74301-SL-1A

CEQA: ENV-2016-1898-CE

Plan Area: Northeast Los Angeles

Council District: 13 – O'Farrell

Last Day to Act: 01-25-17

PROJECT SITE: 5081-5083 North Highland View Avenue

IN ATTENDANCE:

Jenna Monterrosa, City Planner, representing the Planning Department, Kevin Wronkse, applicant's representative; Stephen Allison, Clemente Rillera, and Hilja Keading, appellants.

Commissioner Stein moved to continue the matter to the East Los Angeles Area Planning Commission meeting of January 25, 2017.

Commissioner Alarcon seconded the motion and the vote proceeded as follows:

Moved: Stein
Seconded: Alarcon
Ayes: Choi
Absent: Arellano

Vote: 3-0

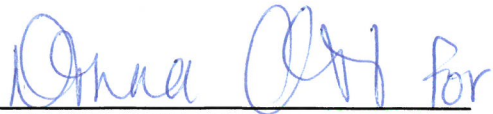
MOTION PASSED

ITEM NO. 8

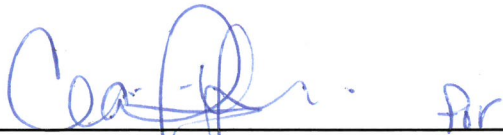
PUBLIC COMMENT

There were no speakers who requested to address the Commission

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 9:55 p.m.



Christopher Arellano, President
East Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

JUL 26 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**