

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, August 10, 2016
Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, California 90065

MINUTES OF 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 RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT <http://planning.lacity.org>.

The meeting was called to order by Commission President Christopher Arellano at 4:45 P.M., and the roll was called by the Commission Executive Assist. The following Commissioners were present: Donna Choi, Johann Diel, and Teri Stein.
The following Commissioner was absent: Patricia Alarcon.

1. DEPARTMENTAL REPORT

Items of interest

Senior City Planner, Blake Lamb, presented the Departmental Report. She highlighted several items of interest for the East LA Area Planning Commission, among them: the Con Fields Specific Plan, the new proposed Historic Preservation Overlay Zone (HPOZ) in the El Sereno community. The commission asked questions regarding the process of creating an HPOZ, Blake Lamb gave a brief explanation of the process.

2. COMMISSION BUSINESS

A. Advance Calendar

There were no changes to the Advance Calendar.

B. Commission Requests

There were no commission requests.

3. NEIGHBORHOOD COUNCIL PARTICIPATION

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

There were no representation from the Neighborhood Council to speak.

4. [ZA-2015-0838-CUW-1A](#)
CEQA: ENV-2015-0839-MND
Plan Area: Silver Lake-Echo Park-Elysian Valley

Council District: 13 - O'Farrell
Location: 1650 North Echo Park Ave.
Expiration Date: 8/24/16 Ext.
Appeal Status: Not further appealable

Continued from April 27, 2016 and June 8, 2016 Meeting

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to deny pursuant to Los Angeles Municipal Code Section 12.24-W, 49 a Conditional Use to permit the installation of twelve (12) new panel antennas, twelve (12) new remote radio units, one (1) microwave dish, and two (2) equipment cabinets behind new screening on the rooftop of an existing 49-foot 6-inch tall building, and to deny consideration for the proposed new wireless facility to reach a height of 59-feet 6-inches, in lieu of the maximum of 45 feet otherwise allowed by Section 12.21.1-A of the Municipal Code. Do not adopt Mitigated Negative Declaration no. ENV-2015-0839-MND as the environmental clearance for the request.

Applicant: Verizon Wireless
Representative: Stella Shih, Reliant Land Services

Appellant: Verizon Wireless
Representative: Stella Shih, Reliant Land Services

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 12.24-W, 49 a Conditional Use to permit the installation of twelve (12) new panel antennas, twelve (12) new remote radio units, one (1) microwave dish, and two (2) equipment cabinets behind new screening on the rooftop of an existing 49-foot 6-inch tall building, and to deny consideration for the proposed new wireless facility to reach a height of 59-feet 6-inches, in lieu of the maximum of 45 feet otherwise allowed by Section 12.21.1-A of the Municipal Code;
3. **Adopt** the Zoning Administrator's Findings;
4. **Do not adopt** Mitigated Negative Declaration ENV-2015-0839-MND as the environmental clearance for the project.

Staff: David Weintraub (213) 978-3304

Discussion:

Associate Zoning Administrator David Weintraub presented the Staff Report. An issue of great interest was whether the project's location is historic. The Applicant and Appellant were the same party for this item. Kevin Sullivan presented for the applicant/appellant, describing the site's history up to this point, stating that this location does not qualify for historical status. The commission asked questions of the applicant and staff regarding new information that has been submitted regarding the historical status of this site. The Planning Deputy for Council District 13 stated the Councilmember's opposition to this project, as presented, due to height and screening concerns.

The commission closed the public comment period and began to deliberate. The commission asked for input from staff and the City Attorney input with the findings.

MOTION:

1. **Grant** the appeal.
2. **Overturn** the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 12.24-W, 49 a Conditional Use to permit the installation of twelve (12) new panel antennas, twelve (12) new remote radio units, one (1) microwave dish, and two (2) equipment cabinets behind new screening on the rooftop of an existing 49-foot 6-inch tall building, and to deny consideration for the proposed new wireless facility to reach a height of 59-feet 6-inches, in lieu of the maximum of 45 feet otherwise allowed by Section 12.21.1-A of the Municipal Code;
3. **Adopt** the Zoning Administrator's Findings, subject to the revised findings submitted into the record.
4. **Adopt** Mitigated Negative Declaration ENV-2015-0839-MND as the environmental clearance for the project.

Moved: Commissioner Stein
Seconded: Commissioner Choi
Ayes: Commissioners Arellano and Diel
Absent: Commissioner Alarcon

5. [ZA-2015-4549-CUB-1A](#)
CEQA: ENV-2015-4550-CE
Plan Area: Silver Lake – Echo Park -
Elysian Valley

Council District: 13 – O'Farrell
Location: 3050 North Coolidge
Avenue
Expiration Date: September 11, 2016
Appeal Status: Not Further
Appealable

PUBLIC HEARING

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to approve a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a proposed café with outdoor dining in the [Q]CM-1VL-RIO Zone, and find the project to be Categorically Exempt ENV-2015-4550-CE, from environmental review pursuant to Article III, Section 1 and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Laurie Wilson, Spoke Bicycle Café
Representative: Margaret Taylor, Apex LA

APPELLANT: Richard Cortez, RAC Design Build
Kevin Mulcahy, RAC Design Build

Recommended Action:

1. **Deny** the appeal.

2. **Sustain** the Zoning Administrator's decision to approve a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a proposed café with outdoor dining in the [Q]CM-1VL-RIO Zone.
3. **Adopt** the Findings of the Zoning Administrator
4. **Find** that the project to be Categorically Exempt ENV-2015-4550-CE, from environmental review pursuant to Article III, Section 1 and Class 5, Category 34 of the City of Los Angeles CEQA Guidelines.

Planning Staff: Rocky Wiles (213) 202-5464

Discussion:

Associate Zoning Administrator Aleta James presented the Staff Report. Kevin Mulcahy presented the appellant's position, mentioning parking and the CUB use as a concern. Margaret Taylor then spoke on the applicant's behalf, highlighting the benefits of the project, as proposed. Council District's Planning Deputy then spoke stating the Councilmember's support of this project, as proposed, backing some mitigating conditions already mentioned by the AZA. There were 11 speakers in support of the project, and 7 speaker cards against - with many of those against not in attendance. The applicant and appellant then used their rebuttal time to further state their case. The commission asked if the appellant felt if parking or the CUB use was a bigger concern, the appellant answered that the issues were related.

The commission closed the public comment period and began to deliberate.

MOTION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to approve a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a proposed café with outdoor dining in the [Q]CM-1VL-RIO Zone.
3. **Adopt** the Findings of the Zoning Administrator

Moved: Commissioner Choi
Seconded: Commissioner Diel
Ayes: Commissioners Arellano and Stein
Absent: Commissioner Alarcon

6. [**DIR-2015-1721-SPP-1A**](#)
CEQA: ENV-2015-1722-MND
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo
Location: 720 North Crane
Boulevard
Expiration Date: August 10, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 1,606 square-foot dwelling on a vacant 3,212 square-foot lot. The proposed new two-story single-family dwelling is 33 feet in height and will include the construction of an attached 367 square-foot carport.

Requested Action:

An appeal of the Director of Planning approval of a Project Permit Compliance Review for a 1,606 square-foot dwelling on a vacant 3,212 square foot lot. The proposed new two-story single-family dwelling is 33 feet in height and will include the construction of an attached 367 square-foot carport located in the Mount Washington-Glassell Park Specific Plan.

APPLICANT: Claudia Olteanu

APPELLANT: Jason Scott Collier

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 1,606 square-foot dwelling on a vacant 3,212 square foot lot. The proposed new two-story single-family dwelling is 33 feet in height and will include the construction of an attached 367 square-foot carport
3. **Adopt** Mitigated Negative Declaration ENV-2015-1722-MND.
4. **Adopt** the Mitigation Monitoring.

Planning Staff: Greg Shoop (213) 978-1243

Discussion:

City Planner Greg Shoop presented the staff report. The appellant, Jason Scott Collier, presented the position that rendering and photos submitted into the record were not accurate, sighting street width near the project as an example. The appellant also noted the challenges imposed on the community during construction and maintenance as an issue. The applicant declined to present, but made themselves available for questions from the commission. Greg Shoop addressed some of the appellant's concerns, citing that the inconvenience to the community would be temporary. There were no public speakers. The appellant then used their allotted rebuttal time to mention some of the challenges with building on this particular site, primarily the grading process. The appellant also mentioned that protected trees exist on the site. The applicant mentioned their willingness to interact with the community in the design and build phase in order to be a good neighbor and cited construction procedures and deliveries to alleviate concerns. Greg Shoop then explained the building process, including conditions mandated by Urban Forestry Division to address any protected trees on the site.

The commission closed the public comment period and began to deliberate.

MOTION:

1. **Deny** the appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 1,606 square-foot dwelling on a vacant 3,212 square foot lot. The proposed new two-story single-family dwelling is 33 feet in height and will include the construction of an attached 367 square-foot carport
3. **Adopt** Mitigated Negative Declaration ENV-2015-1722-MND.
4. **Adopt** the Mitigation Monitoring.

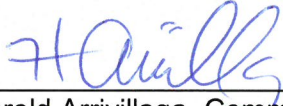
Moved: Commissioner Diel
Seconded: Commissioner Stein
Ayes: Commissioners Arellano and Choi
Absent: Commissioner Alarcon

7. **PUBLIC COMMENT PERIOD**

There were no public speakers. There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 7:50 P.M.



Christopher Arellano, President



Harold Arrivillaga, Commission Executive Assistant
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 14 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**