

OFFICIAL MINUTES
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, March 23, 2016
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 by Commission President Christopher Arellano at 4:53 p.m. with Commissioners Patricia Alarcon, Donna Choi, and Teri Stein present. Commissioner Johann Diel was absent.

Also in attendance were, Jane Choi, Senior City Planner, Oscar Medellin, Deputy City Attorney, and Felicidad Pingol, Commission Executive Assistant.

ITEM NO. 1

DIRECTOR'S REPORT

Ms. Choi updated the Commission on items of interest.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

ITEM NO. 3

[APCE-2015-3241-ZC-ZAA](#)
CEQA: ENV-2015-3242-MND
Plan Area: Northeast Los Angeles

Council District: 13 – O'Farrell
Last Day to Act: 04-09-16

PROJECT SITE: 3450, 3456, and 3460 North Glendale Boulevard

IN ATTENDANCE:

Heather Bleemers, City Planner, representing the Planning Department; Veronica Becerra, the applicant's representative.

MOTION:

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

The construction of a new live-work development containing 11 live-work small lot units, each with two covered parking spaces and rooftop decks for private open space. Three guest parking spaces will be provided on site.

1. **Approve and recommend** that the City Council **adopt the Zone Change** from MR1-1-RIO to (T)(Q)CM-1-RIO, with the Conditions of Approval;
2. **Approve** a Zoning Administrator's Adjustment to permit a canopy and wing wall projection of up to 5 feet into the required side yard setback of Lot 6, for a length of approximately 16 feet, and a three-foot roof canopy extension for a 36-foot length along Casitas Avenue, in lieu of the otherwise permitted 10 inches, with the conditions of approval;
3. **Adopt** the findings;
4. **Adopt** the Mitigated Negative Declaration No. ENV-2015-3242-MND;
5. **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-3242-MND;
6. **Recommended** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative Classification are specified in LAMC SECTION 12.32-G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated;
7. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring, and;
8. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing..

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

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

Vote: 4 - 0

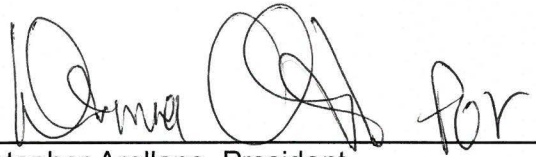
MOTION PASSED

ITEM NO. 5

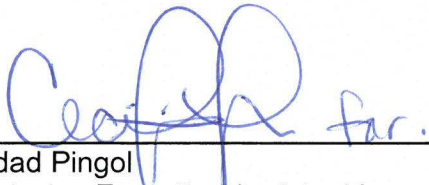
PUBLIC COMMENT

There were no speakers.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 5:51 p.m.

A handwritten signature in black ink, appearing to read "Christopher Arellano for", written over a horizontal line.

Christopher Arellano, President
East Los Angeles Area Planning Commission

A handwritten signature in blue ink, appearing to read "Felicidad Pingol for.", written over a horizontal line.

Felicidad Pingol
Commission Executive Assistant I