

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, June 14, 2017
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 DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. 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 4:47 p.m. with Commissioners Patricia Alarcon, Donna Choi, and Helen Leung present. Commissioner Teri Stein was absent.

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

ITEM NO. 1

DIRECTOR'S REPORT

Ms. Lamb updated the Commission on the following points of interest:

- The City Planning Commission approved the Lucas Museum of Narrative Art at its May 11, 2017 meeting.
- The City Planning Commission recommended approval to the City Council of the Planning Department's Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines) at its May 25, 2017 meeting.

Ms. Wiles addressed the Commission regarding the future scheduling of the discussion and approval of proposed new Commission Rules and Operating Procedures (ROPs).

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
There were no changes to the advanced calendar..
- B. Commission Requests
There were no requests by the Commission.
- C. Approval of the Minutes – February 22, 2017¹ and April 26, 2017

¹ Minutes for the February 22, 2017 meeting were re-approved on July 27, 2017 which supersedes this motion and is the official adoption date.

Commissioner Choi moved to approve the minutes of February 22, 2017. Commissioner Alarcon seconded the motion and vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

Commissioner Choi moved to approve the minutes of April 26, 2017. Commissioner Leung seconded the motion and vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representatives.

ITEM NO. 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

IN ATTENDANCE:

Henry Chu, Associate Zoning Administrator, representing the Planning Department; David Hodgins, applicant, and Elizabeth Blaney, appellant.

MOTION

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

The change of use of an existing manufacturing building to a brewery and retail/tasting room which includes 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.

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to City CEQA Guidelines, Section 1, Class 1, Category 22, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** 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 Section 12.24-W, 1;
3. **Adopt** the Zoning Administrator's Conditions of Approval; and
4. **Adopt** the Zoning Administrator's Findings.

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

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

Vote: 4 – 0

MOTION PASSED

Prior to the beginning of Item No. 5, Commissioner Leung recused herself from this matter due to a professional relationship with the property owner of this case.

ITEM NO. 5

[DIR-2016-3427-BSA-1A](#)
CEQA: ENV-2016-4314-CE
Plan Area: Boyle Heights

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 2956 – 2990 North Alessandro Street

IN ATTENDANCE:

Jack Chiang, Associate Zoning Administrator, representing the Planning Department; David A. Goldberg, representing the applicant, and Noel Weiss, representing the appellant.

MOTION

Commissioner Leung put forth the actions below in conjunction with the following::

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.

1. **Deny** the appeal and **sustain** 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 or abuse its discretion in issuing Building Permit No. 14010-10000-02977 for the construction of the project;
2. **Adopt** the Planning Director's Findings.

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

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

Vote: 3 - 0

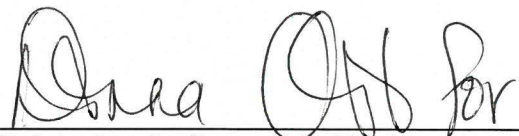
MOTION PASSED

ITEM NO. 6

PUBLIC COMMENT

No speakers requested to address the Commission.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 7:56 p.m.



Christopher Arellano, President
East Los Angeles Area Planning Commission



Harold Arrivillaga
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

OCT 25 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**