

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, November 8, 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 Vice President Donna Choi at 4:34 p.m. with Commissioners Alarcon and Leung present. Commissioners Arellano and Stein were absent.

Also in attendance were Blake Lamb, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Cecilia Lamas, Commission Executive Assistant, Rafael Vega, Senior Administrative Assistant and Rocky Wiles, Commission Office Manager

ITEM NO. 1

DIRECTOR'S REPORT

Blake Lamb, Senior City Planner made the following announcements:

- On Saturday, October 28, 2017, the External Affairs team facilitated a Planning 101 Training for the residents of Boyle Heights where approximately 65 people attended.
- On Friday, October 27, 2017, Ken Bernstein, Principal City Planner, participated in a press event that was hosted by Council Member Mitch O'Farrell, in the Echo Park Historic Society. They celebrated the re-lighting of the Jansen's Recreational Center Sign.
- On November 9, 2017, the City Planning Commission will consider a 77-Unit Affordable Housing Project in Boyle Heights, located on Cesar Chavez Avenue. The project will be for low income households.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
Commissioner Alarcon stated she would not be available for the December 13, 2017 meeting.
- B. Commission Requests
There were no requests by the Commission.

- C. Approval of the Minutes – February 10, 2016 and October 25, 2017.
The minutes of February 10, 2016 were postponed to the next meeting.

Commissioner Leung moved to approve the minutes of October 25, 2017. The motion was seconded by Commissioner Alarcon, and the vote proceeded as follows:

Moved: Leung
Second: Alarcon
Ayes: Choi
Absent: Arellano, Stein

Vote: 3 - 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

GENERAL PUBLIC COMMENT

There were no speakers who requested to address the Commission during public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

DIR-2017-847-SPP-CCMP-1A

CEQA: ENV-2017-848-CE

Council District: 1 – Cedillo
Last Day to Act: 11-08-17
Continued from: 09-27-17,
10-11-17, and 10-25-17

Plan Area: Northeast Los Angeles

PUBLIC HEARING HELD

PROJECT SITE: 5137 North Figueroa Street

IN ATTENDANCE:

Patrick Whalen, Planning Assistant and Naomi Guth, City Planner, representing the Planning Department; Elizabeth Camacho, Loeb & Loeb, representing the applicant; and Kristina Kropp, Luna & Glushon, representing the appellant.

MOTION:

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

Construction of an automated, self-service 496 square foot detached carwash at the existing Shell gas station with an existing 816 square foot market, storage, and restroom building within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Section 1, Class 3 and Class 32, Category 1 of the CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exception pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Planning Director's determination in approving a Certificate of Compatibility for the project;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Leung, and the vote proceeded as follow:

Moved: Alarcon
Second: Leung
Ayes: Choi
Absent: Arellano, Stein

Vote: 3 - 0

MOTION PASSED

The Commission recessed at 5:58 p.m. and reconvened at 6:09 p.m. with Commissioners Alarcon, Choi, and Leung present.

ITEM NO. 7

DIR-2017-1165-BSA-1A

CEQA: N/A

Plan Area: Silver Lake-Echo Park-Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 11-08-17

PUBLIC HEARING HELD

PROJECT SITE: 1322-1328 North Quintero Street

IN ATTENDANCE:

Lourdes Green, Associate Zoning Administrator, representing the Planning Department; Lawrence Quirante, Structural Engineer Associate III, representing the Department of Building and Safety; Clayton Przekop, LOF Partners, applicant; Patrick Sherman, appellant; and Noel Weiss, Law Offices of Noel Weiss, representing the appellant.

MOTION:

Commissioner Leung put forth the actions below in conjunction with an appeal pursuant to Section 12.26K of the Los Angeles Municipal Code:

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 Nos. 15010-10000-04643 (Parcel A), 15010-10000-04644 (Parcel B), 15010-10000-04645 (Parcel C), and 15010-10000-04646 (Parcel D) for the construction of four single family dwellings; and
2. **Adopt** the Planning Director's Findings.

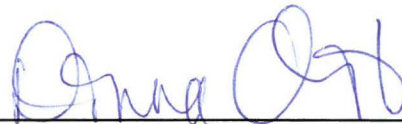
The motion was seconded by Commissioner Choi, and the vote proceeded as follow:

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

Vote: 3 - 0

MOTION PASSED

There being no further business to come before the East Los Angeles Area Planning Commission the meeting adjourned at 6:48 p.m.



Donna Choi, Vice President
East Los Angeles Area Planning Commission



Cecilia Lamas
Commission Executive Assistant

ADOPTED
CITY OF LOS ANGELES

DEC 13 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**