

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, October 10, 2018
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 Cecilia Lamas, Commission Executive Assistant, at 4:35 p.m. with Commissioners Alarcon, Leung and Stein present.

Commissioners Arellano and Choi did not attend the meeting.

Also in attendance were Haydee Urita-Lopez, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Cecilia Lamas, Commission Executive Assistant; and Marcos Godoy, Commission Staff.

Commissioner Alarcon put forth a nomination for Chair and nominated Commissioner Leung. The motion was seconded by Commissioner Stein and the vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Director's Report:** Haydee Urita-Lopez, Senior City Planner reported on the following items of interest:
 - An open house Public Hearing Notice was issued within 500 feet of the Cornfield Arroyo Specific Plan (CASP). The Public Hearing will be held on Wednesday, November 7, 2018 at 6:00 p.m.

- On Thursday, October 11, 2018, the City Planning Commission will hear the Accessory Dwelling Unit Ordinance (ADU) and Processes and Procedures, which is an effort to reorganize our processes for Hearing Notices.
- On Saturday, October 13, 2018, the Office of Historic Resources along with the Conservancy and other organizations interested in historic and cultural preservation are hosting the Los Angeles Historic Neighborhoods Conference at Lincoln High School from 9:00 a.m. to 4:00 p.m.
- **Advance Calendar:** Commissioner Leung stated she will not be able to attend the meeting of November 28, 2018. Commissioner Alarcon stated she will be in attendance for the meeting of December 12, 2018.
- **Commission Requests:** There were no requests from the Commission.
- **Approval of the Minutes:** The minutes of September 26, 2018 were postponed to the next regular meeting.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

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

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

AA-2016-4859-PMLA-1A

CEQA: N/A

Plan Area: Northeast Los Angeles

Council District: 14 - Huizar

Last Day to Act: 10-12-18

PUBLIC HEARING HELD

PROJECT SITE: 1923 North Upperton Place

IN ATTENDANCE:

Nicole Sanchez, City Planner, Jane Choi, Senior City Planner, representing the Planning Department; Regina Minor, Arc Land Use & Entitlements, Inc., representing the applicant; Katherine Henninger, Robert A. Brown, appellants; Ray Lombero, representing the appellant; and Mark Jones, representing the Office of Councilmember Huizar.

Commissioner Leung recessed the meeting at 5:32 p.m. and reconvened at 5:49 p.m. with Commissioners Alarcon and Stein present.

MOTION:

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

A Parcel Map Subdivision for a maximum of four single-family residential lots and Private Street in the Northeast Los Angeles Community Plan.

1. Grant the appeal and overturn the Advisory Agency's determination, denying a Preliminary Parcel Map for Subdivision for a maximum of four single-family residential lots and Private Street in the Northeast Los Angeles Community Plan; and
2. Adopt the Findings by Commission as stated on the record.

The motion was seconded by Commissioner Alarcon and the vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

Commissioner Leung recessed the meeting at 6:37 p.m. and reconvened at 6:44 p.m. with Commissioners Alarcon and Stein present.

Commissioner Leung announced Item Nos. 6 and 7 would be heard together, but separate motions would be taken for each case.

ITEM NO. 6

ZA-2015-1567-ZAD-ZAA-1A

CEQA: ENV-2015-1568-MND

Plan Area: Silver Lake-Echo Park-Elysian Valley

Related Case: ZA-2015-1569-ZV-ZAD-1A

Council District: 4 – Ryu

Last Day to Act: 10-17-18

PUBLIC HEARING HELD

PROJECT SITE: 1888 North Lucile Avenue

IN ATTENDANCE:

Jack Chiang, Associate Zoning Administrator, representing the Planning Department; Thomas A. Port, Applicant, Matt McGrane, Tellus Design + Build, Tony Russo, representing the applicant; John A. Henning, Jr., Attorney at Law, representing the appellant; and Meg Greenfield, representing, representing the Office of Councilmember Ryu.

MOTION:

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

Construction of a new two-story, 2,471 square-foot single-family dwelling, including an 836 square-foot detached garage.

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-1568, as circulated on February 10, 2016 ("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; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, 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. Deny the appeal and sustain the Zoning Administrator's determination to:
 - a. Approve, a Zoning Administrator's Determination to allow three retaining walls in lieu of the maximum number of two retaining walls allowed by Section 12.21 C.8(a);
 - b. Approve, a Zoning Administrator's Determination to allow two off-street parking spaces in lieu of three off-street parking spaces required by Section 12.21 C.10(g); and
 - c. Approve, a Zoning Administrator's Adjustment to allow an 8-foot passageway in lieu of the 10-foot passageway from the street to the dwelling entrance otherwise required by LAMC Section 12.21 C.10(a); and
3. Adopt the Conditions of Approval and Findings of the Zoning Administrator.

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

Moved: Stein
Second: Leung

Ayes: Alarcon
Absent: Arellano, Choi

Vote: 3 - 0

MOTION PASSED

ITEM NO. 7

ZA-2015-1569-ZV-ZAD-1A

CEQA: ENV-2015-1568-MND

Plan Area: Silver Lake-Echo Park-Elysian Valley

Related Case: ZA-2015-1567-ZAD-ZAA-1A

Council District: 4 – Ryu

Last Day to Act: 10-17-18

PUBLIC HEARING HELD

PROJECT SITE: 3627 West Landa Street

IN ATTENDANCE:

Jack Chiang, Associate Zoning Administrator, representing the Planning Department; Thomas A. Port, Applicant, Matt McGrane, Tellus Design + Build, Tony Russo, representing the applicant; John A. Henning, Jr., Attorney at Law, representing the appellant; and Meg Greenfield, representing the Office of Councilmember Ryu.

MOTION:

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

The construction of a new two-story 1,931 square-foot single-family dwelling.

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-1568-MND, adopted on October 10, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; prepared for the Mitigated Negative Declaration;
2. Deny the appeal and sustain the Zoning Administrator's determination to:
 - a. Approve, a Zone Variance to provide two required off-street parking spaces off-site on the adjacent lot (Lot No. 17, TR 5720, 1888 North Lucile Avenue) in lieu of two off-street parking spaces provided on-site as otherwise required by LAMC Section 12.21 A.4(a);
 - b. Approve, a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling fronting on two Substandard Hillside Limited Streets that are improved with an adjacent roadway width of less than 20 feet, as otherwise not allowed by LAMC Section 12.21 C.10(i)(2); and
 - c. Approve, a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling fronting on a Substandard Hillside

Limited Street where a minimum 20-foot wide continuous paved roadway is not provided from the property to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3).

3. Adopt the Conditions of Approval and Findings of the Zoning Administrator.

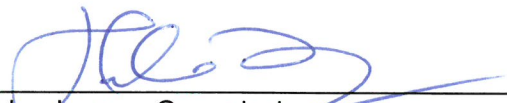
The motion was seconded by Commissioner Stein and the vote proceeded as follows:

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

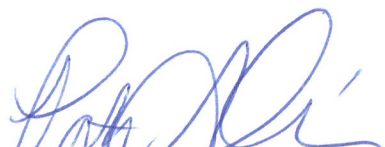
Vote: 3 - 0

MOTION PASSED

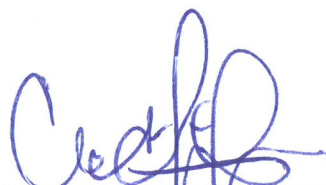
There being no further business to come before the East Los Angeles Area Planning Commission the meeting adjourned at 7:57 p.m.



Helen Leung, Commissioner
East Los Angeles Area Planning Commission



Patricia Alarcon, Commissioner
East Los Angeles Area Planning Commission



Cecilia Lamas, Commission Executive Assistant
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES
JAN 23 2019
CITY PLANNING DEPARTMENT
COMMISSION OFFICE