

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, MARCH 22, 2017 AFTER 4:30 p.m.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90065**

Christopher Arellano, President  
Donna Choi, Vice President  
Patricia Alarcon, Commissioner  
Helen Leung, Commissioner  
Teri Stein, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

Harold Arrivillaga, Commission Executive Assistant I  
(213) 978-1300

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.**

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCEASTLA@lacity.org](mailto:APCEASTLA@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

**If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

***Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

1. **DIRECTOR'S REPORT**

Items of Interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – January 11, 2017, January 25, 2017, and February 22, 2017

3. **NEIGHBORHOOD COUNCIL**

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.

4. **[DIR-2016-3168-COA-1A](#)**

CEQA: ENV-2016-3169-CE

Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo

Last Day to Act: 04-12-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 420 North Avenue 61

**PROPOSED PROJECT:**

The construction of a 2,171 square-foot, two-story single-family dwelling and a detached 1,956 square-foot two-story duplex at the rear of a Contributing site in the RD2-1-HPOZ Zone.

**APPEAL:**

An appeal of Planning Director's determination to approve a Certificate of Appropriateness (COA) for the construction of a 2,171 square-foot, two-story single-family dwelling and a detached 1,956 square-foot two-story duplex at the rear of a Contributing site in the RD2-1-HPOZ Zone within the Highland Park Garvanza Historic Preservation Overlay Zone (HPOZ), pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K; and an appeal of the determination that the project is Categorically Exempt, pursuant to Article III, Section 1, Class 3, Category 2 of the City CEQA Guidelines.

**Applicant:** Teak K. Lee

**Appellant:** Lidia Gutierrez

**Staff:** Ariane Briski, City Planning Associate  
[ariane.briski@lacity.org](mailto:ariane.briski@lacity.org)  
(213) 978-1391

5. [DIR-2015-1187-COA-1A](#)  
CEQA: ENV-2015-1188-CE  
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 04-10-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5264 East Raphael Street

**PROPOSED PROJECT:**

An 890 square-foot two-story addition to the rear of an existing 833 square-foot one-story single-family dwelling and a detached 204 square-foot garage at the rear of a Contributing site in the R1-1-HPOZ Zone.

**APPEAL:**

An appeal, in part, of Planning Director's determination to approve a Certificate of Appropriateness (COA) for the construction of an 890 square-foot two-story addition to the rear of an existing 833 square-foot one-story single-family dwelling and a detached 204 square-foot garage at the rear of a Contributing site in the R1-1-HPOZ Zone within the Highland Park Garvanza Historic Preservation Overlay Zone (HPOZ), pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K.

The project was determined to be Categorically Exempt, No. ENV-2015-1188-CE, pursuant to Article III, Section 1, Class 11, Category 7 of the Los Angeles City CEQA Guidelines.

**Applicant:** David Lee, DPE Corporation

**Appellant:** David Lee, DPE Corporation

**Staff:** Ariane Briski, City Planning Associate  
[ariane.briski@lacity.org](mailto:ariane.briski@lacity.org)  
(213) 978-1391

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the East Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, April 12, 2017** at

RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90065

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCEASTLA@lacity.org](mailto:APCEASTLA@lacity.org).