

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 10, 2018 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, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
(213) 978-1299

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.**

Written submissions are governed by Rule 4.3 of the East Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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.

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) 978-1299 or by e-mail at 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 90th 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "East Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – September 26, 2018

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

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 REQUIRED

PROJECT SITE: 1923 North Upperton Place

PROPOSED PROJECT:

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

APPEAL:

An appeal of the July 24, 2018, Advisory Agency's determination to:

1. Determine that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332; and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 17.53, a Parcel Map for the project.

Applicant:

Esfandiary, LLC

Representative: Regina Minor, Arc Land Use & Entitlements, Inc.

Appellants:

Joshua Leibner and Katherine Henninger;

Robert A. Brown and Susana Brown

Staff:

Nicole Sanchez, City Planner

nicole.sanchez@lacity.org

(213) 978-3034

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 REQUIRED

PROJECT SITE: 1888 North Lucile Avenue

PROPOSED PROJECT:

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

APPEAL:

An appeal of the July 19, 2018, Zoning Administrator's determination to:

1. Adopt, 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-MND ("Mitigated Negative Declaration"), all comments received, the

- imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
- 2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.26, 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);
- 3. Approve, pursuant to LAMC Section 12.24 X.28(a)(6), 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
- 4. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow for an 8 foot passageway in lieu of the 10-foot passageway from the street to the dwelling entrance otherwise required by Section 12.21 C.10(a).

Applicant: Thomas A. Porter
Representative: Matt McGrane, Tellus Design + Build

Appellant: Barry Greenfield, Altman, Greenfield & Selvaggi LLP
Representative: John A. Henning, Jr., Attorney at Law

Staff: Jack Chiang, Associate Zoning Administrator

- 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 REQUIRED

PROJECT SITE: 3627 West Landa Street

PROPOSED PROJECT:

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

APPEAL:

An appeal of the July 19, 2018, Zoning Administrator's determination to:

- 1. Adopt, 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-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
- 2. Approve, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27 B, 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 to be provided on-site as otherwise required by LAMC Section 12.21 A.4(a);
- 3. Approve, pursuant to LAMC Section 12.24 X.28(i), 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

4. Approve, pursuant to LAMC Section 12.24 X.28(ii), 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).

Applicant: Thomas A. Porter
Representative: Matt McGrane, Tellus Design + Build

Appellant: Barry Greenfield, Altman, Greenfield & Selvaggi LLP
Representative: John A. Henning, Jr., Attorney at Law

Staff: Jack Chiang, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, October 24, 2018** 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.