

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JANUARY 23, 2019 AFTER 4:30 P.M.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CALIFORNIA 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  
Shana M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant  
[apceastla@lacity.org](mailto:apceastla@lacity.org)  
(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) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. 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. **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.**

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](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.

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**

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – September 26, 2018, October 10, 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-2018-1838-PMLA-SL-1A](#)  
CEQA: ENV-2018-1839-CE  
Plan Area: Silver Lake - Echo Park - Elysian Valley

Council District: 4 - Ryu  
Last Day to Act: 01-23-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2743-2745 Locksley Place

**PROPOSED PROJECT:**

The demolition of a one-story duplex and the construction, use, and maintenance of four small homes on four small lots.

The Commission may consider, based on the whole of the administrative record, that the project is exempt from CEQA, pursuant to CEQA Guidelines, Sections 15300 and 153333, Class 15 and 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPEAL:**

An appeal of the November 14, 2018, Advisory Agency's determination which approved:

1. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.53 and 12.22-C 27, a Preliminary Parcel Map for the subdivision of two lot into four parcels for a maximum of four (4) new small lot homes for the purposes of a Small Lot Subdivision; and
2. Pursuant to LAMC Section 12.09.1.B, an adjustment to permit a total lot area of 7,339 square-feet in lieu of the otherwise required 8,000 square-feet, thereby permitting four residential units.

The appellant's appeal seeks to modify Condition No. 12 (e, f, g), to require 15-ft setback along Locksley Place (Lot 1), 10-ft setback along the westerly frontage (Lot 4) and a 20-foot wide common access strip open to the sky; Condition No. 21b to limit the development to a maximum of three small lots and, modify the east side setbacks of Parcels 1 and 4 to 15-ft and 10-ft respectively in the Setback Matrix.

**Applicant:** Jonathan Lehrer-Graiwer  
Representative: Simon Storey, AIA, Anonymous Architects, Inc.

**Appellant:** David Riccitiello  
Representative: Kristina Kropp, Esq., Luna & Glushon

**Staff:** Jordann Turner, City Planner  
[jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
(213) 978-1365

The next regular meeting of the East Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Wednesday, February 13, 2019** at

RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CALIFORNIA 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).