

COMMISSION MEETING AUDIO

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 13, 2019 AFTER 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065

1. [**DIRECTOR'S REPORT AND COMMISSION BUSINESS**](#)

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – January 23, 2019

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: 03-13-19

Continued from: 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
(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, March 27, 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.