

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 9, 2015, 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
Johann R. Diel, Commissioner
Teri Stein, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(S).3, 4, 5, 6, and 7.

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. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at www.planning.lacity.org.

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.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, 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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENT REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3, **[ZA-2014-1597-ZAA-1A](#)**

CEQA: ENV-2014-1596-CE

Plan Area: Silver Lake-Echo Park-
Elysian Valley

Council District: 13

Location: 2430-2432 North Hidalgo Avenue

Expiration Date: 12/09/15

Appeal Status: Not further appealable to City Council

***Continued from May 27, 2015 and
August 12, 2015 Meetings***

PUBLIC HEARING

Requested Action:

AN APPEAL in part, of the Zoning Administrator's decision to approve a Zoning Administrator's Adjustment to permit the existing 11' 11" in height stairwell observing a 0-foot front yard setback in lieu of the 5-foot front yard setback required by Los Angeles Municipal Code Section 12.09.C.1. in the R2-1VL Zone, and in not granting encroachment of the existing stairwell into the public right-of-way. The Project is Exempt from CEQA review per City Planning Case No. ENV-2014-1596-CE.

Applicant: The Black and Brown Trust (Steven Blatt)
Representative: Jaime Massey, Permits Unlimited

Appellant: The Black and Brown Trust (Steven Blatt)
Representative: Jaime Massey, Permits Unlimited

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in approving, in part, a Zoning Administrator's Adjustment to permit the existing stairwell observing a 0-foot front yard setback in lieu of the 5-foot front yard setback required by Section 12.09.C.1 in the R2-1VL Zone, and in not granting encroachment of the existing stairwell into the public right-of-way.
3. **Adopt** the Zoning Administrator's Findings

Staff: Jason Chan (213) 978-1310

4. [ZA-2014-0708-ZV-1A](#)

CEQA: ENV-2014-0709-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 1845 West San Fernando Road

Expiration Date: 12/09/15

Appeal Status: Further appealable to City Council if granted

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to deny pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B,1, a Variance from Section 12.17.5 of the Municipal Code to allow the establishment, use and maintenance of a 5,253 square-foot banquet hall with 338 square-foot dance floor and 160 square-foot live entertainment stage, accommodating a maximum of 200 persons, with hours of operation from 10 a.m. to 12 midnight daily, in the [Q]MR1-1CDO-RIO Zone, as otherwise not permitted and not to adopt the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2014-0709-MND as environmental clearance for the project.

Applicant: Yun Hyo and Ki Sang Song
Representative: Donna C. Bullock

Appellant: Yun Hyo and Ki Sang Song
Representative: Donna C. Bullock

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator's decision to deny pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B,1, a Variance from Section 12.17.5 of the Municipal Code to allow the establishment, use and maintenance of a 5,253 square-foot banquet hall with 338 square-foot dance floor and 160 square-foot live entertainment stage, accommodating a maximum of 200 persons, with hours of operation from 10 a.m. to 12 midnight daily, in the [Q]MR1-1CDO-RIO Zone, as otherwise not permitted;
3. **Adopt** the Zoning Administrator's Findings;
4. **Adopt** the Findings of the Deputy Advisory Agency;
5. **Do not adopt** the action of the Lead Agency in issuing Mitigated Negative Declaration ENV-2014-0709-MND as environmental clearance for the project.

Staff: Lourdes Green (213) 978-1487

5. [APCE-2015-951-ZC-DI-SPP-CCMP](#)

Related Case: VTT-73320-SL

CEQA: ENV-2015-952-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 5101-5123 E. Echo Street

Expiration Date: 12/09/15

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 14, 2015

Proposed Project:

The proposed development on the Project Site involves a small lot subdivision, consisting of 24 single family home lots. The development on each lot will comprise a 3-story townhome style building. A total of six (6) structures will be constructed, with each structure containing four (4) townhomes (small lot subdivision lots). The ground floor of each unit will provide a 2-car parking garage located on the first floor of each unit. The townhomes would be approx. 39.25 ft. to the top of the roof. Bedrooms are located on the first & third floors, and other amenities are located on each of the three floors.

Applicant: Williams Homes/Cart Steinberg
Representative: Eric Lieberman. OES Inc.

Requested Action:

1. Pursuant to Los Angeles Municipal Code Section 13.32 a Zone Change from the existing [Q] C4-2D-HPOZ to [T][Q]C4-2D-HPOZ in order to replace the current "Q" Qualified Condition prohibiting 100% residential uses on this site.
2. Pursuant to Los Angeles Municipal Code Section 11.5.7, a Specific Plan Project Permit Compliance Review (SPP) for the Avenue 57 Specific Plan.
3. Pursuant to Los Angeles Municipal Code Section 11.5.7, Director's Interpretation relative to the assembly of lots within the Avenue 57 Specific Plan.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consider the Mitigated Negative Declaration (ENV-2015-952-MND) and Mitigation Monitoring Program for the subject project.

Recommended Action:

1. **Approve** a Zone Change from the existing [Q] C2-2D-HPOZ to [T][Q]C2-2D-HPOZ in order to replace the current "Q" Qualified Condition prohibiting 100% residential uses on this site;
2. **Approve** a Specific Plan Project Permit Compliance Review (SPP) for the construction of 24 single family homes located within the Avenue 57 Specific Plan;
3. **Approve** that a Director's Interpretation of restrictions relative to the assembly of lots within the Avenue 57 Specific Plan does not apply to this project;
4. **Approve** a Certificate of Compatibility for a project located within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ);
5. **Adopt** the Findings;
6. **Adopt** the Mitigated Negative Declaration (ENV-2015-952-MND);
7. **Adopt** the Mitigation Monitoring Program.

8. **Advise** that the applicant be advised that time limits for effectuation of a zone in the “T” Tentative classification or “Q” Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the “T” Tentative classification be removed in the manner indicated on the attached pages.
9. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as “(MM)” on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Greg Shoop (213) 978-1243

6. [DIR-2014-2050-SPP-1A](#)

Related Case: DIR-2014-2054-SPP-1A

Council District: 1

Location: 462 Crane Boulevard

CEQA: ENV-2014-2051-MND

Expiration: 12/21/15

Plan Area: Northeast Los Angeles

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a three-story, 37 feet in height, 2,246 square foot single-family dwelling with attached garage on a 5,692.3 square foot lot.

Applicant: McShane Murnane

Appellant: Mark Kenyon – Mount Washington Homeowner’s Alliance

Requested Action:

Appeal of the Director of Planning’s approval of a Project Permit Compliance Review for the construction of a three-story, 37 feet 10 inches in height, 2,246 square foot single-family dwelling with attached garage on a 5,692.3 square-foot lot located in the Mount Washington-Glassell Park Specific Plan.

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a three-story, 37 feet in height, 2,246 square foot single-family dwelling with attached garage on a 5,692 square-foot lot;
4. **Adopt** Subsequent Mitigated Negative Declaration ENV-2014-2051-MND (corrected and published November 15, 2015):
4. **Adopt** the Mitigation Monitoring Program;
5. **Adopt** the Revised Conditions of Approval;
6. **Adopt** the Findings.

7. [DIR-2014-2054-SPP-1A](#)
Related Case: DIR-2014-2050-SPP-1A

Council District: 1
Location: 460 Crane Boulevard
Expiration: 12/21/15
Appeal Status: Not further appealable to City Council

CEQA: ENV-2014-2051-MND

Plan Area: Northeast Los Angeles

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a three-story, 38 feet in height, 2,641 square foot single-family dwelling with attached garage on a 5,946.3 square foot lot.

Applicant: McShane Murnane

Appellant: Mark Kenyon – Mount Washington Homeowner’s Alliance

Requested Action:

Appeal of the Director of Planning’s approval of a Project Permit Compliance Review for the construction of a three-story, 38 feet in height, 2,641 square foot single-family dwelling with attached garage on a 5,946.3 square-foot lot located in the Mount Washington-Glassell Park Specific Plan.

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a three-story, 38 feet in height, 2,641 square foot single-family dwelling with attached garage on a 5,946.3 square-foot lot;
3. **Adopt Subsequent** Mitigated Negative Declaration ENV-2014-2051-MND (corrected and published November 12, 2015);
4. **Adopt** the Mitigation Monitoring Program;
5. **Adopt** the Revised Conditions of Approval;
6. **Adopt** the Findings.

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address them 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.

The next regular meeting of the East Los Angeles Area Planning Commission will be held at 4:30 p.m. on Wednesday, December 23, 2015 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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by email at APCEastla@lacity.org.