

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 10, 2016, 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 Nos.3.4.5.6.7.8.9.10.11, and 12. ...

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 agenda 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 agenda item 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. **[DIR-2015-1173-SPP-SPPA-CCMP-1A](#)**
[Related Case: TT-73331-CN](#)

CEQA: ENV-2015-1174-MND

Council District: 1

Location: 4968, 4976, and 4984 N. Figueroa Street,
and 118 N. Avenue 50

Plan Area: Northeast Los Angeles

Expiration Date: 03/22/16

Appeal Status: Not further appealable to City
Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance Review Project Permit Adjustment and Certificate of Compatibility for the demolition of a church and church-related buildings and the construction of a three-story, 40 feet in height, 29 unit multi-family residential condominium development.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance, Project Permit Adjustment, and Certificate of Compatibility for the construction of a three-story, 40 feet in height, 29 unit multi-family residential condominium development

Applicant: The Olson Company

Appellant: Thomas and Connie Jung

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance, Project Permit Adjustment, and Certificate of Compatibility for the construction of a three-story, 40 feet in height, 29 unit multi-family residential condominium development.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2015-1174-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

4. [DIR-2014-1705-SPP-1A](#)

Related Cases: DIR-2014-1927-SPP, DIR-2014-1934-SPP, DIR-2014-1938-SPP, DIR-2014-1939-SPP, DIR-2014-1940-SPP, DIR-2014-1941-SPP, DIR-2014-1942-SPP, DIR-2014-2243-SPP

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3911 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,566 square-foot three-story, 31-foot and 6 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,201 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 31-foot, 6 inches in height, 2,566 square-foot three-story single-family dwelling (including an attached 400 square-foot garage) on approximately 5,201 square-foot lot located in the Mount Washington-Glassell Park Specific Plan.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 31-foot, 6 inches in height, 2,566 square-foot three-story single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,201 square-foot lot
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Revised Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

5. [DIR-2014-1927-SPP-1A](#)

Related Cases: DIR-2014-1705-SPP, DIR-2014-1934-SPP, DIR-2014-1938-SPP, DIR-2014-1939-SPP, DIR-2014-1940-SPP, DIR-2014-1941-SPP, DIR-2014-1942-SPP, DIR-2014-2243-SPP

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3861 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,527 square-foot three-story, 40-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,146 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,527 square-foot three-story, 40-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,146 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,527 square-foot three-story, 40-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,146 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Revised Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

6. **[DIR-2014-1934-SPP-1A](#)**

Related Cases: [DIR-2014-1705-SPP](#), [DIR-2014-1927-SPP](#), [DIR-2014-1938-SPP](#), [DIR-2014-1939-SPP](#), [DIR-2014-1940-SPP](#), [DIR-2014-1941-SPP](#), [DIR-2014-1942-SPP](#), [DIR-2014-2243-SPP](#)

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3864 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,733 square-foot three-story, 38-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 6,960 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,733 square-foot three-story, 38-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 6,960 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,733 square-foot three-story, 38-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 6,960 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

7. **DIR-2014-1938-SPP-1A**

Related Cases: [DIR-2014-1705-SPP](#), [DIR-2014-1927-SPP](#), [DIR-2014-1934-SPP](#), [DIR-2014-1939-SPP](#), [DIR-2014-1940-SPP](#), [DIR-2014-1941-SPP](#), [DIR-2014-1942-SPP](#), [DIR-2014-2243-SPP](#)

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3870 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,759 square-foot three-story, 43-foot and 7 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,733 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,759 square-foot three-story, 43-foot and 7 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,733 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,759 square-foot three-story, 43-foot and 7 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,733 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

8. [DIR-2014-1939-SPP-1A](#)

Related Cases: [DIR-2014-1705-SPP](#), [DIR-2014-1927-SPP](#), [DIR-2014-1934-SPP](#), [DIR-2014-1938-SPP](#), [DIR-2014-1940-SPP](#), [DIR-2014-1941-SPP](#), [DIR-2014-1942-SPP](#), [DIR-2014-2243-SPP](#)

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3874 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,438 square-foot three-story, 41-foot and 1 inch in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 4,963 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,438 square-foot three-story, 41-foot and 1 inch in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 4,963 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,438 square-foot three-story, 41-foot and 1 inch in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 4,963 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

9. [DIR-2014-1940-SPP-1A](#)

Related Cases: DIR-2014-1705-SPP, DIR-2014-1927-SPP, DIR-2014-1934-SPP
DIR-2014-1938-SPP, DIR-2014-1939-SPP. DIR-2014-1941-SPP, DIR-2014-1942-SPP,
DIR-2014-2243-SPP

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3878 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,656 square-foot three-story, 44-foot and 11 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,446 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,656 square-foot three-story, 44-foot and 11 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,446 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,656 square-foot three-story, 44-foot and 11 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,446 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

10. [DIR-2014-1941-SPP-1A](#)

Related Cases: DIR-2014-1705-SPP, DIR-2014-1927-SPP, DIR-2014-1934-SPP
DIR-2014-1938-SPP, DIR-2014-1939-SPP. DIR-2014-1940-SPP, DIR-2014-1942-SPP,
DIR-2014-2243-SPP

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3884 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,450 square-foot three-story, 39-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,137 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,450 square-foot three-story, 39-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,137 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,450 square-foot three-story, 39-foot and 8 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,137 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Revised Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

11. **DIR-2014-1942-SPP-1A**

Related Cases: [DIR-2014-1705-SPP](#), [DIR-2014-1927-SPP](#), [DIR-2014-1934-SPP](#), [DIR-2014-1938-SPP](#), [DIR-2014-1939-SPP](#), [DIR-2014-1940-SPP](#), [DIR-2014-1941-SPP](#), [DIR-2014-2243-SPP](#)

CEQA: ENV-2014-1935-MND

Council District: 1

Location: 3900 N. West Point Drive

Plan Area: Northeast Los Angeles

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,689 square-foot three-story, 42-foot and 10 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,498 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,689 square-foot three-story, 42-foot and 10 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,498 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,689 square-foot three-story, 42-foot and 10 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,498 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Revised Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

12. [DIR-2014-2243-SPP-1A](#)

Related Cases: [DIR-2014-1705-SPP](#), [DIR-2014-1927-SPP](#), [DIR-2014-1934-SPP](#), [DIR-2014-1938-SPP](#), [DIR-2014-1939-SPP](#), [DIR-2014-1940-SPP](#), [DIR-2014-1941-SPP](#), [DIR-2014-1942-SPP](#)

CEQA: ENV-2014-1935-MND

Plan Area: Northeast Los Angeles

Council District: 1

Location: 3871 N. West Point Drive

Expiration Date: 02/10/16 Extended

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Project Permit Compliance for the construction of a 2,397 square-foot three-story, 31-foot and 4 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 4,874 square-foot lot.

Requested Action:

AN APPEAL of the Director of Planning's approval of a Project Permit Compliance Review for the construction of a 2,397 square-foot three-story, 31-foot and 4 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 4,874 square-foot lot.

Applicant: Steven Chen, TAG Design Works

Appellant: Mark Kenyon, Mount Washington Homeowner's Alliance

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,397 square-foot three-story, 31-foot and 4 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 4,874 square-foot lot.
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Revised Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2014-1935-MND
6. **Adopt** the Mitigation Monitoring Program;

Staff: Gregory J. Shoop (213) 978-1243

13. **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, February 24, 2016 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.