

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 23, 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 No. 3.**

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 532, 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 online at [www.planning.lacity.org](http://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. **APCE-2015-3241-ZC-ZAA**

Incidental Case: VTT-73709-SL

**CEQA:** ENV-2015-3242-MND

**Plan Area:** Northeast Los Angeles

**Council District:** 13

**Location:** 3450, 3456, & 3460 North  
Glendale Boulevard

**Expiration Date:** 4/9/16

**Appeal Status:** Further appealable to City  
Council

PUBLIC HEARING

**Proposed Project:**

The construction, use, and maintenance of a new live-work development containing 11 live-work small lot units, each with two covered parking spaces and rooftop decks for private open space. Three guest parking spaces will be provided on site.

Note: A joint public hearing was held for an incidental Vesting Tentative Tract, Case No. VTT-73709-SL, on January 20, 2016. The Advisory Agency took the Tract request under advisement, pending implementation of Staff recommended project changes.

Applicant: Atwater Union LLC  
Representative: Veronica Becerra  
Rebuild Commercial Services, LLC

**Requested Actions:**

Pursuant to Section 12.36 of the Los Angeles Municipal Code (Multiple Approval Ordinance):

1. Pursuant to Los Angeles Municipal Code (LAMC), Section 12.32-F, a Zone Change from MR1-1-RIO (Restricted Industrial Zone) to (T)(Q)CM-1-RIO (Commercial Manufacturing Zone);
2. Pursuant to LAMC Section 12.28, a Zoning Administrator Adjustment from LAMC Section 12.22-C,2 to allow a canopy and wing wall projection of up to 5 feet into the required side yard setback of Lot 6, in lieu of the otherwise permitted maximum 10 inches; and
3. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2015-3242-MND) and Mitigation Monitoring Program for the subject use.

**Recommended Actions:**

1. **Approve** and **recommend** that the City Council **adopt the Zone Change** from MR1-1-RIO to (T)(Q)CM-1-RIO, with the Conditions of Approval;
2. **Approve** a Zoning Administrator's Adjustment to permit a canopy and wing wall projection of up to 5 feet into the required side yard setback of Lot 6, in lieu of the otherwise permitted maximum 10 inches, with the conditions of approval;
3. **Adopt** the findings;
4. **Adopt** the Mitigated Negative Declaration No. ENV-2015-3242-MND;
5. **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-3242-MND;
6. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative Classification are specified in LAMC SECTION 12.32-G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated;
7. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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, and;
8. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

**Staff:** Heather Bleemers, (213) 978-0092

4. **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, April 13, 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](mailto:APCEastla@lacity.org).