

COMMISSION MEETING AUDIO

**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

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

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.