

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 27, 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. 5.

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 on line 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. **[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,
August 12, 2015, and December 9, 2015
Meetings***

***NOTE: Appeal was withdrawn by the Applicant/Appellant by a letter dated
March 30, 2016.***

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-2015-0838-CUW-1A](#)

CEQA: ENV-2015-0839-MND

Council District: 13

Plan Area: Silver Lake-Echo Park -
Elysian Valley

Location: 1650 North Echo Park Avenue

Expiration Date: 5/5/16*

Appeal Status: Not further appealable to City Council

NOTE: *A request for continuance to June 6, 2016 was received on April 19, 2016 from the Applicant/Appellant.*

PUBLIC HEARING

Requested Action:

(12) **AN APPEAL** of the Zoning Administrator's decision to deny pursuant to Los Angeles
(2) Municipal Code Section 12.24-W, 49 a Conditional Use to permit the installation of twelve
new panel antennas, twelve (12) new remote radio units, one (1) microwave dish, and two
equipment cabinets behind new screening on the rooftop of an existing 49-foot 6-inch tall
building, and to deny consideration for the proposed new wireless facility to reach a height
of 59-feet 6-inches, in lieu of the maximum of 45 feet otherwise allowed by Section 12.21.1-A
of the Municipal Code. Do not adopt Mitigated Negative Declaration no. ENV-2015-0839-MND
as the environmental clearance for the request.

Applicant: Verizon Wireless
Representative: Stella Shih, Reliant Land Services

Appellant: Verizon Wireless
Representative: Stella Shih, Reliant Land Services

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 12.24-C a Conditional Use to permit the installation of twelve (12) new panel antennas, twelve (12) new remote radio units, one (1) microwave dish, and two (2) equipment cabinets behind new screening on the rooftop of an existing 49-foot 6-inch tall building, and to deny consideration for the proposed new wireless facility to reach a height of 59-feet 6-inches, in lieu of the maximum of 45 feet otherwise allowed by Section 12.21.1-A of the Municipal Code;
3. **Adopt** the Zoning Administrator's Findings;
4. **Do not adopt** Mitigated Negative Declaration ENV-2015-0839-MND as the environmental clearance for the project.

Staff: David Weintraub (213) 978-3304

5. [VTT-72779-SL-1A](#)

CEQA: ENV-2015-3198-MND

Plan Area: Silver Lake-Echo Park-

Council District: 13

Location: 3008-3014 ½ West Marathon Street
and 751 North Silver Lake Boulevard

Expiration Date: 5/1/16

Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED March 2, 2016

Proposed Project:

The proposed project is a fourteen (14) small lot subdivision in accordance with the Small Lot Subdivision Ordinance No. 176,354 and the construction of fourteen (14) small lot homes.

Applicant: Chris Schwanitz
SC Group 3012 Marathon, LLC

Appellants: Barbara & Lee Ringuette

Requested Action:

AN APPEAL of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 72779-SL, for a maximum of fourteen (14) small lots and the construction of fourteen (14) small lot homes in accordance with the Small Lot Subdivision Ordinance No. 176,354.

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the decision of the Deputy Advisory Agency to approve VTT-72779-SL;
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Deputy Advisory Agency's Findings;
5. **Adopt** Mitigated Negative Declaration No. ENV-2015-3198-MND as the environmental clearance for this project; and
6. **Adopt** the Mitigation Monitoring Program for ENV-2015-3198-MND for this project.

Staff: May Sirinopwongsagon (213) 978-1372

6. **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, May 11, 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.