

## COMMISSION MEETING AUDIO

**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

**CLICK ON THE LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING**

**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. [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***NOTE: Appeal was withdrawn by the Applicant/Appellant by a letter dated  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

**Plan Area:** Silver Lake-Echo Park -  
Elysian Valley

**Council District:** 13

**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 8, 2016 was received on April 19, 2016 from the Applicant/Appellant.***

## PUBLIC HEARING

**Requested Action:**

**AN APPEAL** of the Zoning Administrator's decision to deny pursuant to Los Angeles Municipal Code Section 12.24-W, 49 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. 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

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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).