

COMMISSION MEETING AUDIO

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 8, 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. [NEIGHBORHOOD COUNCIL PARTICIPATION](#)

PRESENTATION BY NEIGHBORHOOD COUNCIL REPRESENTATIVES ON ANY NEIGHBORHOOD COUNCIL RESOLUTION, OR COMMUNITY IMPACT STATEMENT FILED WITH THE CITY CLERK, WHICH RELATES TO ANY AGENDA ITEM LISTED OR BEING CONSIDERED ON THIS AGENDA

4. [VTT-72779-SL-1A](#)
CEQA: ENV-2015-3198-MND
Plan Area: Silver Lake-Echo Park- Elysian Valley
- Council District:** 13 - O'Farrell
Location: 3008-3014½ West Marathon Street and 751 North Silver Lake Blvd.
Expiration Date: 6/08/16 Ext.
Appeal Status: Further appealable to City Council

Continued from April 27, 2016 Meeting

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

5. [ZA-2015-0838-CUW-1A](#)
CEQA: ENV-2015-0839-MND
Plan Area: Silver Lake-Echo Park-Elysian Valley
- Council District:** 13 - O'Farrell
Location: 1650 North Echo Park Ave.
Expiration Date: 6/8/16 Ext.
Appeal Status: Not further appealable to City Council

Continued from April 27, 2016 Meeting

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-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;
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

6. [**AA-2015-3153-PMLA-SL-1A**](#)

CEQA: ENV-2015-3154-CE

Plan Area: Silver Lake-Echo Park-Elysian Valley

Council District: 13 – O'Farrell

Location: 1119 North Sanborn Avenue

Expiration Date: 6/10/16

PUBLIC HEARING

Proposed Project:

The demolition of existing structures, the subdivision of one lot into four lots and the construction, use and maintenance of four new small lot homes on a 7,365 net square-foot site. Each unit will have two garage parking spaces and will be constructed to a maximum height of 37 feet.

Requested Actions:

Pursuant to L.A.M.C. Section 17.54, an appeal of the Deputy Advisory Agency approval of Preliminary Parcel Map No. AA-2015-3153-PMLA-SL for a maximum of four small lots and the construction of four single family dwellings in accordance with the Small Lot Subdivision Ordinance No. 176,354.

Applicant: Alan Quach, Urban Asset Group
Representative: Yomar De La Vega, OXA Architects

Appellant: The Sanborn Avenue Neighbors Association

Recommended Actions:

1. **Deny** the appeal and **sustain** the decision of the Deputy Advisory Agency for the subdivision of a maximum of four (4) small lots for the construction, use, and maintenance of four (4) small lot homes, pursuant to the provisions of Los Angeles Municipal Code Section 17.52
2. **Adopt** Categorical Exemption No. ENV-2015-3154-CE (Article III, Section 1, Class 15)
Class 15: consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have a slope greater than 20%.
3. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a 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: JoJo Pewsawang, (213) 978-1214

7. **PUBLIC COMMENT PERIOD**

Ramona Hall Community Center
4580 North Figueroa Street,
Los Angeles, California 90065

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