

COMMISSION MEETING AUDIO

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 13, 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

Harold Arrivillaga, Commission Executive Assistant
(213) 978-1300

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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. [DEPARTMENTAL REPORT](#)

A. Items of interest

2. [COMMISSION BUSINESS](#)

A. Advance Calendar

B. Commission Requests

C. Approval of the Minutes – June 8, 2016, and June 22, 2016

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. [ZA-2013-2285-ZAD-ZAA-1A](#)

CEQA: ENV-2010-482-MND-REC1
Community Plan: Eagle Rock
Council District: 14 – Huizar

Expiration Date: July 18, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 5370 Mount Royal Drive

Requested Action:

An appeal of the Zoning Administrator's decision to DENY, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, a Zoning Administrator's Adjustment to permit 15-foot front yard setbacks in lieu of the 20 feet required; and to permit walls in the side yards of up to 14 feet in lieu of the 6 feet required; and to allow fences in front yards of up to 14 feet in lieu of 3 ½ feet required.; and pursuant to LAMC Section 12.24-X.26 a Zoning Administrator's Determination to allow 12 to 14 retaining walls, and have them stand 2 to 18 feet 6 inches high, in lieu of the maximum of two 10-foot high retaining walls required, and to allow grading of more than 1,000 cubic yards, and export of more than 750 cubic yards (grading: 29,782 c.y.; export-21,265 c.y.), and a Haul Route in the R1-1 Zone.

Mitigated Negative Declaration No. ENV-2010-482-MND-REC1 was issued as the environmental clearance for the request.

APPLICANT: Sean Nguyen, EZ Permits, LLC, c/o Mount Royal LLC

APPELLANT: Same

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator to deny;
 - a. An adjustment to permit 15-foot front yards setbacks, in lieu of the 20 feet required.
 - b. An adjustment to permit walls in the side yards of up to 14 feet in lieu of the 6 feet required and to allow fences in front yards of up to 14 feet in lieu of the 3 ½ feet required.
 - c. A 12 to 14 retaining walls, and have them stand 2 to 18 feet 6 inches high, in lieu of the maximum two 10-foot high retaining walls required.
 - d. A grading of more than 1,000 cubic yards, and export of more than 750 cubic yards (grading: 29,782 c.y.; export-21,265 c.y.), and a Haul Route in the R1-1 Zone.
4. **Adopt** the Mitigated Negative Declaration No. ENV-2010-482-MND that was issued as the environmental clearance for this project, and the accompanying Mitigation Monitoring Program.

City Planner: Kevin Golden (213) 978-1396

5. [AA-2014-4159-PMLA-1A](#)

CEQA: ENV-2014-4160-MND

Community Plan:

Silver Lake – Echo Park - Elysian Valley

Council District: 13 – O'Farrell

Expiration Date: July 13, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 1626 and 1628 North Micheltorena Street

Proposed Project:

Preliminary Parcel Map for a maximum of 4 small lots.

Requested Action:

An appeal in part, the Deputy Advisory Agency's decision to approve a Preliminary Parcel Map No. AA-2014-4159-PMLA and to adopt the Mitigated Negative Declaration No. ENV-2014-4160-MND.

APPLICANT: Kamran Kazemi

APPELLANT: Michael Buch

Recommended Action:

1. **Adopt** the Findings of the Deputy Advisory Agency.
2. **Deny** the appeal.
3. **Sustain** the action of the Deputy Advisory Agency in approving AA-2014-4159-PMLA.
4. **Adopt** the Mitigated Negative Declaration ENV-2014-4160-MND, and the accompanying Mitigation Monitoring Program.

City Planner: Kevin Golden (213) 978-1396

6. **ZA-2005-1584-CUB-PA1-1A**

CEQA: ENV-2014-3581-CE

Community Plan: Northeast Los Angeles

Council District: 14 - Huizar

Expiration Date: August 9, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 5006 York Boulevard

Requested Action:

An appeal in part, of the Zoning Administrator's decision to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing bar in the [Q]C4-1XL Zone, and find the project to be Categorically Exempt from the environmental review pursuant to Article III, Section I, and Class 5, Category 23 of the City of Los Angeles CEQA Guidelines.

APPLICANT: Johnny's Bar, LLC

Representative: Rendie Lu Crosby, The American Liquor Exchange

APPELLANT: Anthony Falati

Representative: Kiyoshi Graves, Urban Planning Studios

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Adopt** the Zoning Administrator's decision to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing bar in the [Q]C4-1XL Zone.
3. **Find** that the project is Categorically Exempt ENV-2014-3581-CE from the environmental review pursuant to Article III, Section I, and Class 5, Category 23 of the City of Los Angeles CEQA Guidelines.

Senior City Planner: Jonathan Hershey (213) 978-1337

7. [VTT-73020-SL-1A](#)
CEQA: ENV-2014-3333-MND
Community Plan: Silver Lake – Echo Park - Elysian Valley
Council District: 13 – O'Farrell
Expiration Date: July 14, 2016
Appeal Status: Appealable to City Council
Related Case: DIR-2014-3761-CDO-1A

PUBLIC HEARING

LOCATION: 610-614 North Belmont Avenue

Proposed Project:

Vesting Tentative Tract Map for a small lot subdivision purposes to create five (5) residential lots for the construction of five (5) residential dwellings.

Requested Action:

An appeal of the Deputy Advisory Agency's decision to approve VTT-73020-SL and to adopt the Mitigated Negative Declaration ENV-2014-3333-MND.

APPLICANT: LOF Partners, LLC, Noah Ornstein

APPELLANTS: Darcy Harris, Daniel Ferranti, Belmont Avenue Neighborhood Association

Recommended Action:

1. **Adopt** the Findings of the Deputy Advisory Agency.
2. **Grant** the appeal in part.
3. **Sustain** the action of the Deputy Advisory Agency in approving VTT-73020-SL.
4. **Adopt** the revised Mitigated Negative Declaration ENV-2014-3333-MND.

City Planner: Jose Carlos Romero-Navarro (213) 978-1348

8. [DIR-2014-3761-CDO-1A](#)
CEQA: ENV-2014-3333-MND
Community Plan: Silver Lake – Echo Park - Elysian Valley
Council District: 13 – O'Farrell
Expiration Date: July 13, 2016
Appeal Status: Not Further Appealable
Related Case: VTT-73020-SL

PUBLIC HEARING

LOCATION: 610-614 North Belmont Avenue

Proposed Project:

Community Design Overlay (CDO) Plan Approval for a five (5)-unit Small Lot Subdivision on two (2) adjacent parcels in Echo Park.

Requested Actions:

An appeal of the Director of Planning's approval of a Community Design Overlay (CDO) Plan Approval of a five (5)-unit Small Lot Subdivision on two (2) adjacent parcels in Echo Park, adopt the Mitigated Negative Declaration ENV-2014-3333-MND, and adopt the Mitigated Monitoring Program.

APPLICANT: LOF Partners, LLC, Noah Ornstein

APPELLANTS: Darcy Harris, Daniel Ferranti, Belmont Avenue Neighborhood Association

Recommended Actions:

1. **Deny** the appeal in part.
2. **Approve** the modified conditions of approval and environmental findings.
3. **Sustain** the remainder of the Determination of the Director of Planning's decision in approving a Community Design Overlay (CDO) Plan Approval of a five (5)-unit Small Lot Subdivision on two (2) adjacent parcels.
4. **Adopt** the Mitigated Negative Declaration ENV-2014-3333-MND.
5. **Adopt** the Mitigated Monitoring Program.

City Planner: Gregory Shoop (213) 978-1243

9. 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, July 27, 2016 at

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