

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JANUARY 11, 2017 AFTER 4:30 p.m.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90065**

Christopher Arellano, President  
Donna Choi, Vice President  
Patricia Alarcon, Commissioner  
Teri Stein, Commissioner  
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

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

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

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. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.**

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. **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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCEASTLA@lacity.org](mailto:APCEASTLA@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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 90<sup>th</sup> 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 – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

***Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

1. **DEPARTMENTAL REPORT**

Items of Interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – September 14, 2016

3. **NEIGHBORHOOD COUNCIL**

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-2015-1109-CU-1A**

CEQA: ENV-2015-1108-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O’Farrell

Last Day to Act: 12-17-16

**Continued from 12-14-16**

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2414 North Lake View Avenue

**PROPOSED PROJECT:**

A 1,228 square-foot nursery school in the R2-1VL Zone.

**Applicant:** Gilbert Brebes

Representative: Anne Alexander, Esq – Pircher, Nichols & Meeks

**APPEAL No. 1:**

An appeal of Condition Nos. 19 and 20 imposed by the Zoning Administrator in approving a Conditional Use Permit for the continued use and operation of a 1,228 square-foot nursery school in the R2-1VL Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 51.

The project was determined to be Categorically Exempt, No. ENV-2015-1108-CE, from environmental review pursuant to Article 3, Section 1, Class 5, Category 5 of the City of Los Angeles CEQA Guidelines and Section 21080(b) of the California Public Resources Code.

**Appellant No. 1:** Sebastian Elghanian – Karma Company

Representative: Dana Sayles, AICP – three6ixty

**APPEAL No. 2:**

An appeal of Condition Nos. 10, 13, 14 and 26 imposed by the Zoning Administrator in approving a Conditional Use Permit for the continued use and operation of a 1,228 square-foot nursery school in the R2-1VL Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 51.

**Appellant No.2:** Gilbert Brebes

Representative: Anne Alexander, Esq – Pircher, Nichols & Meeks

**Staff:** Jack Chiang, Associate Zoning Administrator  
(213) 978-0195  
[jack.chiang@lacity.org](mailto:jack.chiang@lacity.org)

5. **ZA-2016-1638-CUB-1A**

CEQA: ENV-2016-1639-MND  
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O’Farrell

Last Day to Act: 12-21-16

**Continued from 12-14-16**

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1620-1622 North Silver Lake Boulevard

**PROPOSED PROJECT:**

To sell and serve a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a proposed restaurant and market in the [Q]C2-1VL Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 1.

A Mitigated Negative Declaration, ENV-2016-1639-MND, was adopted for the project. This Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis of the project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency found that with imposition of the mitigation measures described in the MND (and identified in this determination), there was no substantial evidence that the proposed project will have a significant effect on the environment.

**APPEAL:**

An appeal, in part, of the Zoning Administrator’s approval of a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a proposed restaurant and market in the [Q]C2-1VL Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 1.

**Applicant:** Heather Sperling – Botanica Foods  
Representative: Elizabeth Peterson – Elizabeth Peterson Group

**Appellant:** Leanne Wood

**Staff:** Aleta James, Associate Zoning Administrator  
(213) 202-5402  
[aleta.james@lacity.org](mailto:aleta.james@lacity.org)

6. **VTT-74164-SL-1A**

CEQA: ENV-2016-1672-CE  
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O’Farrell

Last Day to Act: 01-11-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 736-742 North Parkman Avenue

**PROPOSED PROJECT:**

A Vesting Tentative Tract Map for the merger and subdivision of two parcels consisting of approximately 14,202 square-feet of lot area, into a maximum of nine (9) small lots in accordance with the Small Lot Subdivision Ordinance No. 176,354. The project proposes to construct nine (9) small lot homes, each with two covered parking spaces.

This project was determined to be Categorically Exempt, ENV-2016-1672-CE, from environmental review pursuant to Class 32 of the City CEQA Guidelines.

**APPEAL:**

An appeal of the Deputy Advisory Agency's approval of a Vesting Tentative Tract Map No. 74164-SL for a maximum of nine (9) small lots for the construction of nine (9) small lot homes in accordance with the Small Lot Subdivision Ordinance No. 716,354.

**Applicant:** 742 Parkman, LLC  
Representative: Jonathan Lonner, Burns & Bouchard, Inc

**Appellant:** Joanne Hanna  
Representative: Robert Glushon and Kristina Kropp, Luna & Glushon

**Staff:** Mary Sirinopwongsagon, City Planner  
(213) 978-1372  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)

7. [VTT-74301-SL-1A](#)  
CEQA: ENV-2016-1898-CE  
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar  
Last Day to Act: 01-25-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5081-5083 North Highland View Avenue

**PROPOSED PROJECT:**

A Vesting Tentative Tract Map No. 74301-SL for the subdivision of one parcel consisting of 9,800 square feet of lot, area, into a maximum of six (6) small lot homes in accordance with the Small Lot Subdivision Ordinance No. 176,354. The project proposes to construct six (6) small lot homes, each with two covered parking spaces.

This project was determined to be Categorically Exempt, ENV-2016-1672-CE, from environmental review pursuant to Class 32 of the City CEQA Guidelines.

**APPEAL:**

An appeal of the Deputy Advisory Agency's approval of a Vesting Tentative Tract Map No. 74301-SL for a maximum of nine (9) small lots for the construction of nine (9) small lot homes in accordance with the Small Lot Subdivision Ordinance No. 716,354.

**Applicant:** Highland View Homes, LLC  
Representative: Kevin Wronske

**Appellant No. 1:** Stephen Allison

**Appellant No. 2:** Thomas A. Levitt

**Appellant No. 3:** Clemente Rillera

**Appellant No. 4:** Hilja Keading

**Staff:** Jenna Monterrosa, City Planner  
(213) 978-1377  
[jenna.monterrosa@lacity.org](mailto:jenna.monterrosa@lacity.org)

## 8. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, January 25, 2017** at

RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CA 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCEasLA@lacity.org](mailto:APCEasLA@lacity.org).