

**EAST LOS ANGELES AREA PLANNING COMMISSION**  
**\*CORRECTED REGULAR MEETING AGENDA**  
**WEDNESDAY, JUNE 26, 2019 AFTER 4:30 P.M.**  
**RAMONA HALL COMMUNITY CENTER**  
**4580 NORTH FIGUEROA STREET**  
**LOS ANGELES, CALIFORNIA 90065**

Christopher Arellano, Commissioner  
Rudy Espinoza, Commissioner  
Teri Stein, Commissioner  
\*Jacob Stevens, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M.Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[apceastla@lacity.org](mailto:apceastla@lacity.org)  
(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.**

Written submissions are governed by Rule 4.3 of the East Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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.**

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) 978-1299 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California. Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "East Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – March 27, 2019

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [APCE-2017-2050-ZAA-SPP-SPE](#)  
CEQA: ENV-2017-2051-ND; ENV-2019-2833-CE  
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar  
Last Day to Act: 8-28-19  
Continued from 5-22-19,  
and 6-12-19

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1525 West Colorado Boulevard

### **PROPOSED PROJECT:**

Demolition of an existing one-story retail and auto repair building; and the construction, use and maintenance of a mixed-use development consisting of six dwelling units and 1,016 square feet of office and retail commercial space with a total floor area of 10,379 square feet on a property that is 9,461.4 square feet in size. The proposed building will be a maximum of 46 feet, 7 inches in height. The Project will provide 12 residential parking spaces and two commercial parking spaces within an at-grade parking garage and a carport, 12 bicycle parking stalls consisting of eight long-term and four short-term stalls, and 3,636 square feet of roof deck areas.

### **REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-2051-ND, as circulated on April 11, 2019, ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; find the Negative Declaration reflects the independent judgment and analysis of the City; and adopt the Negative Declaration;
2. Pursuant to CEQA Guidelines, Section 15301, Class 1 (Demolition of an Individual Small Structure), and Sections 15303 and 15303, Class 3 (New Construction of a Small Structure), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. Pursuant to Section 12.28 A of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment to allow a six-foot passageway in lieu of 12 feet as otherwise required by LAMC Section 12.21 C.2.(b);
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the construction, use and maintenance of a mixed-use development within Subarea III of the Colorado Boulevard Specific Plan; and
5. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception to allow a maximum floor area ratio (FAR) of 1.1:1 in lieu of a 1:1 FAR as otherwise permitted by Section 15.A of the Colorado Boulevard Specific Plan.

**Applicant:** Carlie Yapp, Townsend Development  
Representative: Andrew Yapp, Southern California Land Use

**Staff:** Nuri Cho, City Planning Associate  
[nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
213-978-1177

6. **ZA-2017-3451-ZAD-CCMP-1A**

CEQA: ENV-2017-3450-CE

Plan Area: Northeast Los Angeles

Related Case: ZA-2017-3449-ZAD-CCMP-1A

Council District: 14 – Huizar

Last Day to Act: 7-7-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6565 East Pickwick Street

**PROPOSED PROJECT:**

The construction, use and maintenance of a new 2,026 square foot single-family dwelling with a 400 square foot basement/garage within a Historic Preservation Overlay Zone (HPOZ). The Project proposes to haul 988 cubic yards of soil.

**APPEAL:**

An appeal of the April 5, 2019, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), Determinations to permit the construction of a new single-family dwelling on a lot fronting on a Substandard Hillside limited Street improved with a roadway width of less than 20 feet. and does not have a vehicular access route from a street improved with a minimum of 20-foot wide continuous paved roadway to the boundary of the Hillside Area as required by LAMC Sections 12.21 C.10(i)(2) and 12.21 C.1Q(i)(3);
3. Approved, pursuant to LAMC Section 12.24 X.28, a Determination to permit the export of more than 75 percent of the maximum by- right grading quantities permitted by LAMC Section 12.21 C.10(f)(4)(ii) for a lot fronting on a Substandard Hillside Limited Street; and
4. Approved, pursuant to Section 12.20.3L of the Los Angeles Municipal Code, a Certificate of Compatibility for the construction of a new single-family dwelling with 2,320 square feet of residential floor area on Non-Contributing vacant lots within the Highland Park-Garvanza Historic Preservation Overlay Zone.

**Applicant:** Dale E. Wright

Representative: Amanda Tatevossian, Southland Civil Engineering & Survey, LLP

**Appellant:** Ehud Epstein

Representative: Amy Minter, Chatten-Brown, Carstens & Minter, LLP

**Staff:** Maya Zaitzevsky, Associate Zoning Administrator

[maya.zaitzevsky@lacity.org](mailto:maya.zaitzevsky@lacity.org)

(213) 978-1318

7. **ZA-2017-3449-ZAD-CCMP-1A**

CEQA: ENV-2017-3450-CE

Plan Area: Northeast Los Angeles

Related Case: ZA-2017-3451-ZAD-CCMP-1A

Council District: 14 – Huizar

Last Day to Act: 7-7-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6561 East Pickwick Street

**PROPOSED PROJECT:**

The construction, use and maintenance of a new 2,026 square foot single-family dwelling with a 400 square foot basement/garage within a Historic Preservation Overlay Zone (HPOZ). The project proposes to haul 988 cubic yards of soil.

**APPEAL:**

An appeal of the April 5, 2019, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), Determinations to permit the construction of a new single-family dwelling on a lot fronting on a Substandard Hillside limited Street improved with a roadway width of less than 20 feet. and does not have a vehicular access route from a street improved with a minimum of 20-foot wide continuous paved roadway to the boundary of the Hillside Area as required by LAMC Sections 12.21 C.10(i)(2) and 12.21 C.1Q(i)(3);
3. Approved, pursuant to LAMC Section 12.24 X.28, a Determination to permit the export of more than 75 percent of the maximum by- right grading quantities permitted by LAMC Section 12.21 C.10(f)(4)(ii) for a lot fronting on a Substandard Hillside Limited Street; and
4. Approved, pursuant to Section 12.20.3L of the Los Angeles Municipal Code, a Certificate of Compatibility for the construction of a new single-family dwelling with 2,320 square feet of residential floor area on Non-Contributing vacant lots within the Highland Park-Garvanza Historic Preservation Overlay Zone.

**Applicant:** Dale E. Wright  
Representative: Amanda Tatevossian, Southland Civil Engineering & Survey, LLP

**Appellant:** Ehud Epstein  
Representative: Amy Minter, Chatten-Brown, Carstens & Minter, LLP

**Staff:** Maya Zaitzevsky, Associate Zoning Administrator  
[maya.zaitzevsky@lacity.org](mailto:maya.zaitzevsky@lacity.org)  
(213) 978-1318

8. [DIR-2017-3280-SPP-1A](#)  
CEQA: ENV-2017-3281-CE  
Plan Area: Northeast Los Angeles

Council District: 1 - Cedillo  
Last Day to Act: 7-24-19  
Continued from 3-27-19,  
5-22-19 and 6-12-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 300 North Crane Boulevard

**PROPOSED PROJECT:**

Construction, use and maintenance of a two story, 44 foot 11-inches in height, 2,746 square foot single family home with a detached garage on a 6,292.80 square foot lot.

**APPEAL:**

An appeal of the August 21, 2018, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3 (Single family residence, not in conjunction with the building of two or more units in urbanized areas, up to three single-family residences can be constructed under this exemption) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, a Project Permit Compliance Review for a project located within the Mount Washington-Glassell Park Specific Plan.

**Applicant:** Manuel Bradley Zavaleta

**Appellant:** Mount Washington Homeowners Alliance  
Representative: Daniel Wright

**Staff:** Jane Choi, Senior City Planner  
[jane.choi@lacity.org](mailto:jane.choi@lacity.org)  
(213) 978-1379

9. [DIR-2018-305-SPP-1A](#)  
CEQA: ENV-2018-306-CE  
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 6-26-19  
Continued from 5-8-19,  
5-22-19 and 6-12-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 824 West Cynthia Avenue

**PROPOSED PROJECT:**

The construction, use and maintenance of a 2,657 square foot, two-story single family dwelling with an attached two-car garage on a vacant, up-sloping hillside lot within the Mount Washington-Glassell Park Specific Plan.

**APPEAL:**

A partial appeal of the January 29, 2019 Planning Director's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3, (one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption); and
2. Approved, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, a Project Permit Compliance Review for a project, on a R1-1 zoned parcel, located within the Mount Washington-Glassell Park Specific Plan.

**Applicant:** Bing Yeh

**Appellant:** Peter T. Parrish

**Staff:** Olga Ruano, Planning Assistant  
[olga.ruano@lacity.org](mailto:olga.ruano@lacity.org)  
213-473-9983

The next regular meeting of the East Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Wednesday, July 10, 2019** 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. 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 [apceastla@lacity.org](mailto:apceastla@lacity.org).