

COMMISSION MEETING AUDIO

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**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**

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](#)**

- a. **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

- b. **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
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

(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
(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
(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
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

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