

COMMISSION MEETING AUDIO

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**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, JULY 10, 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 – June 26, 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. **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: 7-10-19

Continued from 6-26-19

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;
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

6. **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

Continued from 6-26-19

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;
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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. [APCE-2018-5867-SPE](#)
CEQA: ENV-2009-599-EIR, Addendum
Plan Area: Northeast Los Angeles

Council District: 1 - Cedillo
Last Day to Act: 7-22-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 169 North Avenue 21;
163, 169, 173, and 181 North Avenue 21;
168 and 176 North San Fernando Road

PROPOSED PROJECT:

Demolition of 12 existing structures (including two industrial buildings, six dwelling units, one commercial building, and four accessory structures) and the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial/retail space. The Project has a

maximum height of 85 feet, with an average height of approximately 71.6 feet, and a Floor Area Ratio of 2.46:1 on a 46,445 square-foot site located within the Urban Village and Urban Innovation Zones of the Cornfield Arroyo Seco Specific Plan. The Project includes 135 vehicular parking spaces on the first and second floors and 13,721 square feet of open space.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on June 28, 2013, and adopt the Addendum dated May 1, 2019; and
2. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception from the Cornfield Arroyo Seco Specific Plan (CASP) to allow the averaging of permitted residential floor area across the Urban Village and Urban Innovation Zones on the Project site, in lieu of having each portion of the site individually conforming with the floor area limits of each respective zone.

Applicant: Jeffrey Farrington, 4SITE Real Estate

Staff: Michael Sin, City Planning Associate
michael.sin@lacity.org
(213) 978-1345

The next regular meeting of the East Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Wednesday, July 24, 2019** at

RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065

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