

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, July 10, 2019
Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, California 90065

MINUTES OF THE EAST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. **TO LISTEN TO THE AUDIO FILE:** UNDER General Info, **SELECT COMMISSIONS & HEARINGS, EAST LOS ANGELES, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE "AUDIO"** BUTTON.

The meeting was called to order by Commissioner Teri Stein at 4:34 p.m. with Commissioners Rudy Espinoza and Jacob Stevens present. Commissioners Christopher Arellano and Denise Campos were absent.

Also in attendance were Haydee Urita Lopez, Senior City Planner on behalf of the Director of Planning; Parissh Knox, Deputy City Attorney; James Williams, Commission Executive Assistant II; and Marcos G. Godoy, Office Services Assistant.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Director's Report:** Haydee Urita Lopez, Senior Planner reported the following:
 - Planning's Quarterly Newsletter is online at planning.lacity.org
- **Advance Calendar:** Commissioner Stein has planned to be absent from the August 14, 2019 meeting.
- **Commission Requests:** Commissioner Stevens requested metrics on the number of cases with enforceable conditions added to them.
- **Approval of the Minutes:** Commissioner Stein postponed the minutes of June 26, 2019.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT PERIOD

No speakers addressed the Commission during public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 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 HELD

PROJECT SITE: 6565 East Pickwick Street

IN ATTENDANCE:

Maya Zaitzevsky, Associate Zoning Administrator; Amanda Tatevossian, Southland Civil Engineering & Survey, LLP representing the Applicant Dale E. Wright; Ehud Epstein, Appellant.

MOTION:

Commissioner Stevens put forth the actions below in conjunction with the denial of the following project:

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.

1. Determine, 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. Deny the appeal and sustain the April 5, 2019 Associate Zoning Administrator's determination to approve:
 - a. 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);

- b. 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
 - c. Pursuant to Section 12.20.3 L 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; and
3. Adopt the Conditions of Approval; and
 4. Adopt the Findings.

The motion was seconded by Commissioner Espinoza and the vote proceeded as follows:

Moved: Stevens
Second: Espinoza
Ayes: Stein
Absent: Arellano, Campos

Vote: 3 – 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 6561 East Pickwick Street

IN ATTENDANCE:

Maya Zaitzevsky, Associate Zoning Administrator; Amanda Tatevossian, Southland Civil Engineering & Survey, LLP representing the Applicant Dale E. Wright; Ehud Epstein, Appellant.

MOTION:

Commissioner Stevens put forth the actions below in conjunction with the denial of the following project:

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.

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. Deny the appeal and sustain the April 5, 2019 Associate Zoning Administrator's determination to approve:
 - a. 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);
 - b. 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
 - c. 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; and
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

The motion was seconded by Commissioner Espinoza and the vote proceeded as follows:

Moved: Stevens
 Second: Espinoza
 Ayes: Stein
 Absent: Arellano, Campos

Vote: 3 – 0

MOTION PASSED

ITEM NO. 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 HELD

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

IN ATTENDANCE:

Michael Sin, City Planning Associate; May Sirinopwongsagon, City Planner; Jeffrey Farrington, 4SITE Real Estate, Applicant and Todd Wexman.

MOTION:

Commissioner Stevens put forth the actions below in conjunction with the approval of the following 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.

1. Find, 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. Approve, 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;
3. Adopt Conditions of Approval as modified by the Commission; and
4. Adopt Findings as amended by the Commission.

The motion was seconded by Commissioner Espinoza and the vote proceeded as follows:

Moved: Stevens
Second: Espinoza
Ayes: Stein
Absent: Arellano

Vote: 3 – 0

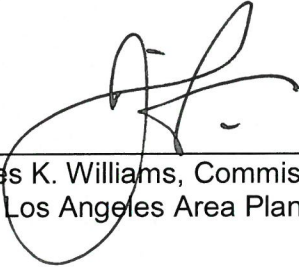
MOTION PASSED

There being no further business to come before the East Los Angeles Area Planning Commission the meeting adjourned at 5:26 p.m.



Teri Stein, Acting Chair
East Los Angeles Area Planning Commission

for...



James K. Williams, Commission Executive Assistant II
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 14 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**