

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, August 14, 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 Commission President Rudy Espinoza at 4:34 p.m. with Commissioners Christopher Arellano, Denise Campos and Jacob Stevens present. Commissioners Teri Stein was absent.

Also in attendance were Jane Choi, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, 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:** There was no report.
- **Advance Calendar:** There were no additions.
- **Commission Requests:** There were no requests.
- **Approval of the Minutes:**

Commissioner Stevens moved to approve the minutes of meeting for July 10, 2019 and July 24, 2019. The motion was seconded by Commissioner Campos and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

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

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,

6-12-19 and 6-26-19

PUBLIC HEARING HELD

PROJECT SITE: 1525 West Colorado Boulevard

IN ATTENDANCE:

Nuri Cho, City Planning Associate; Nicole Sanchez, City Planner; Jane Choi, Senior Planner; Daren Laureano, Southern California Land Use; Carlie Yapp, Townsend Development, Applicant; Shaylee Papadakis, representing the Office of Council District 14

MOTION:

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

1. **Find**, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after 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, 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. **Determine** that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301(1), Class 1 (Demolition of an Individual Small Structure), and Sections 15303(b) and 15303(c), Class 3 (New Construction of a Small Structure), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. **Approve**, 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. **Approve**, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the construction, use and maintenance of a mixed-use development located in Subarea III of the Colorado Boulevard Specific Plan;
5. **Deny** 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;
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

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

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

Vote: 2 – 2

MOTION FAILED

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

1. **Find**, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after 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, 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. **Determine** that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301(1), Class 1 (Demolition of an Individual Small Structure), and Sections 15303(b) and 15303(c), Class 3 (New Construction of a Small Structure), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. **Approve**, 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. **Approve**, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the construction, use and maintenance of a mixed-use development located in Subarea III of the Colorado Boulevard Specific Plan; and
5. **Deny** 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;
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

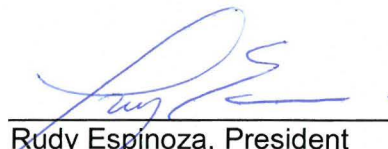
The motion was seconded by Commissioner Arellano and the vote proceeded as follows:

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

Vote: 3 – 1

MOTION PASSED

There being no further business to come before the East Los Angeles Area Planning Commission the meeting adjourned at 5:48 p.m.



Rudy Espinoza, President
East Los Angeles Area Planning Commission

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