

COMMISSION MEETING AUDIO

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 14, 2016, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

Christopher Arellano, President
Donna Choi, Vice President
Patricia Alarcon, Commissioner
Johann R. Diel, Commissioner
Teri Stein, Commissioner

Harold Arrivillaga, Commission Executive Assistant
(213) 978-1300

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**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. [DEPARTMENTAL REPORT](#)

A. Items of interest

2. [COMMISSION BUSINESS](#)

A. Advance Calendar

B. Commission Requests

C. Approval of the Minutes – July 13, 2016, and August 10, 2016

3. [NEIGHBORHOOD COUNCIL PARTICIPATION](#)

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.

4. [VTT-73020-SL-1A](#)

CEQA: ENV-2014-3333-MND

Community Plan: Silver Lake – Echo Park -
Elysian Valley

Council District: 13 – O'Farrell

Expiration Date: July 14, 2016

Appeal Status: Appealable to
City Council

Related Case: DIR-2014-3761-CDO-1A

PUBLIC HEARING

****CONTINUED FROM JULY 13, 2016***

LOCATION: 610-614 North Belmont Avenue

Proposed Project:

Vesting Tentative Tract Map for a small lot subdivision purposes to create five (5) residential lots for the construction of five (5) residential dwellings.

Requested Action:

An appeal of the Deputy Advisory Agency's decision to approve VTT-73020-SL and to adopt the Mitigated Negative Declaration ENV-2014-3333-MND.

APPLICANT: LOF Partners, LLC, Noah Ornstein

APPELLANTS: Darcy Harris, Daniel Ferranti, Belmont Avenue Neighborhood Association

Recommended Action:

1. **Adopt** the Findings of the Deputy Advisory Agency.
2. **Grant** the appeal in part.
3. **Sustain** the action of the Deputy Advisory Agency in approving VTT-73020-SL.
4. **Adopt** the revised Mitigated Negative Declaration ENV-2014-3333-MND.

City Planner: Jose Carlos Romero-Navarro (213) 978-1348

5. [DIR-2014-3761-CDO-1A](#)

CEQA: ENV-2014-3333-MND

Community Plan: Silver Lake – Echo Park -
Elysian Valley

Council District: 13 – O'Farrell

Expiration Date: July 13, 2016

Appeal Status: Not Further Appealable

Related Case: VTT-73020-SL

PUBLIC HEARING

****CONTINUED FROM JULY 13, 2016***

LOCATION: 610-614 North Belmont Avenue

Proposed Project:

Community Design Overlay (CDO) Plan Approval for a five (5)-unit Small Lot Subdivision on two (2) adjacent parcels in Echo Park.

Requested Actions:

An appeal of the Director of Planning's approval of a Community Design Overlay (CDO) Plan Approval of a five (5)-unit Small Lot Subdivision on two (2) adjacent parcels in Echo Park, adopt the Mitigated Negative Declaration ENV-2014-3333-MND, and adopt the Mitigated Monitoring Program.

APPLICANT: LOF Partners, LLC, Noah Ornstein

APPELLANTS: Darcy Harris, Daniel Ferranti, Belmont Avenue Neighborhood Association

Recommended Actions:

1. **Deny** the appeal in part.
2. **Approve** the modified conditions of approval and environmental findings.
3. **Sustain** the remainder of the Determination of the Director of Planning's decision in approving a Community Design Overlay (CDO) Plan Approval of a five (5)-unit Small Lot Subdivision on two (2) adjacent parcels.
4. **Adopt** the Mitigated Negative Declaration ENV-2014-3333-MND.
5. **Adopt** the Mitigated Monitoring Program.

City Planner: Gregory Shoop (213) 978-1243

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address them on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the East Los Angeles Area Planning Commission
will be held at 4:30 p.m. on Wednesday, September 28, 2016 at

Ramona Hall Community Center
4580 North Figueroa Street,
Los Angeles, California 90065

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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. 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 seven (7) working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by email at APCEastla@lacity.org.