

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, NOVEMBER 13, 2019 AFTER 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

Rudy Espinoza, President
Denise Campos, Vice President
Christopher Arellano, Commissioner
Teri Stein, Commissioner
Jacob Stevens, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
apceastla@lacity.org
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the East Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

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) 978-1295 or by e-mail at apceastla@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, CA, 90012.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings," "Commissions & Hearings", and filter by East Los Angeles Area Planning Commission." Meeting Minutes are available to the public at the Commission Office, [200 North Spring Street, Room 272, Los Angeles, CA 90012](#), from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – September 25, 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. [ZA-2016-3710-ZAD-SPP-1A](#)
[ZA-2016-3712-ZAD-SPP-1A](#)
[ZA-2016-3715-ZAD-SPP-1A](#)
[ZA-2016-3717-ZAD-SPP-1A](#)

Council District: 1 – Cedillo
Last Day to Act: 11-13-19
Continued from October 23, 2019

CEQA: ENV-2016-3713-MND
Plan Area: Northeast Los Angeles

PUBLIC HEARING REQUIRED

PROJECT SITE: 430 West Avenue 45;
437 West Rainbow Avenue;
441 West Rainbow Avenue;
451 West Rainbow Avenue

PROPOSED PROJECT:

The construction, use and maintenance of four single-family dwelling units on an 11,466 square foot lot, a 4,021 square foot lot, a 3,483 square foot lot, and a 6,274 square foot lot.

APPEAL:

An appeal of the August 2, 2019 Planning Director’s determinations which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3713-MND, as circulated on December 14, 2017, (“Mitigated Negative Declaration”), the Errata dated February 5, 2019, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found, the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Section 12.24 X.28(a)(7)(ii) of the Los Angeles Municipal Code (LAMC), four Zoning Administrator’s Determinations to permit the construction, use and maintenance of four new single-family dwellings fronting on a Substandard Hillside Limited Street that does not provide the minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3); and
3. Approved, pursuant to LAMC Section 11.5.7 C, four Project Permit Compliance Reviews for the above proposed Project located within the Mount Washington/Glassell Park Specific Plan.

Applicant: Abode Lumber
Representative: Don Zavatto and Michael Gonzales

Appellant: Mark Kenyon, Mount Washington Homeowners Alliance

Staff: Jane Choi, Senior City Planner
jane.choi@lacity.org
(213) 978-1379

6. [DIR-2017-4229-SPP-1A](#)
CEQA: ENV-2017-4230-CE
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo
Last Day to Act: 11-13-19
Continued from 08-28-19
and 10-23-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 3721 North Kinney Street

PROPOSED PROJECT:

Construction, use and maintenance of a new two story, 30 foot 1 inch, 2,644 square foot, single family dwelling including an attached 401 square foot garage on a 5,463 square foot lot.

APPEAL:

An appeal of the June 17, 2019, Planning Director’s determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15303, New Construction or Conversion of Small Structures, Class 3(a) (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 there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines. Section 15300.2 applies; and
2. Approved, with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, a Project Permit compliance Review for the above proposed project on a R1-1 zoned parcel, located within the Mount Washington-Glassell Park Specific Plan.

Applicant: Ajim Baksh, Baksh Construction Inc.

Appellant: Christine Yen, Hubert Young

Staff: Jane Choi, Senior City Planner
jane.choi@lacity.org
213-978-1379

7. [AA-2016-3954-PMLA-1A](#)
CEQA: ENV-2016-3955-MND
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo
Last Day to Act: 11-13-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 780, 781, 790, 791 North Cynthia Avenue

PROPOSED PROJECT:

The subdivision of one approximately 43,054.3 square-foot lot into four lots. The Project includes the construction, use, and maintenance of four single-family dwellings on four separate lots accessed by a Private Street that will extend from Cynthia Avenue to connect with San Andreas Avenue. The size of the subdivided lots range from 8,295.71 to 13,240.29 gross square feet of lot area. The Project’s grading plan includes a proposal to cut 2,674 cubic yards and fill 2,428 cubic yards of soil across the site, with a net export of 246 cubic yards of soil. There are 35 Protected

Trees located on the site, of which seven are proposed to be removed or disturbed during the construction of the single-family dwellings or Private Street.

APPEAL:

An appeal of the September 17, 2019, Advisory Agency’s determination which:

- 1. Found pursuant to CEQA Guidelines Section 15074(b), that after consideration of the whole of the administrative record, including the Mitigated Negative Declaration (MND), Case No. ENV-2016-3955-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; found that the MND reflects the independent judgement and analysis of the City; found that the mitigation measures have been made enforceable conditions on the project; and adopted the MND and the Mitigation Monitoring Program prepared for the MND; and
- 2. Approved, pursuant to Section 17.03 A and 17.50 of the Los Angeles Municipal Code, a Preliminary Parcel Map No. AA-2016-3954-PMLA for a maximum four lots and the establishment of a private street.

Applicant: Richard Loring, Red Hawk Canyon, LLC
Representative: Ashly Sigle, Fortis 17 CRM Corporation

Appellant 1: Elise Irving Flashman

Appellant 2: Carrie Hoffman

Appellant 3: Jaroslaw Bieda

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
213-978-1372

- 8. [DIR-2018-826-SPP-1A](#) Council District: 1 – Cedillo
CEQA: ENV-2018-827-CE Last Day to Act: 11-13-19
Plan Area: Northeast Los Angeles

PUBLIC HEARING REQUIRED

PROJECT SITE: 426 North Crane Boulevard

PROPOSED PROJECT:

The construction, use and maintenance of a new one story, 41 foot tall, 1,050 square-foot single family dwelling and a detached 360 square foot carport on a 5,621.9 square-foot lot.

APPEAL:

An appeal of the July 16, 2019, Planning Director’s determination which:

- 1. Determined, based on the whole of the administrative record as supported by the justification prepared and found in the case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines, Section 15300.2 regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways; hazardous waste sites, or historical resources applies; and

2. Approved, a Project Permit Compliance Review pursuant to LAMC Section 11.5.7 C for the above proposed project on a R1-1 zoned parcel, located within the Mount Washington-Glassell Park Specific Plan.

Applicant: Fernando Ojeda-Rios III

Appellant: Daniel Wright, Crane Boulevard Mitigation Coalition

Staff: Nicole Sanchez, City Planner
nicole.sanchez@lacity.org
213-978-3034

The next regular meeting of the East Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, November 27, 2019** at:

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

An Equal Employment Opportunity/Affirmative Action Employer

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. Language interpreters, 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) 978-1295 or by e-mail at apceastla@lacity.org.