

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 25, 2005, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA ST.
LOS ANGELES, CA 90065**

Michael Fleming, President
Alexis Moreno, Vice President
Loretta A. Hernandez, Commissioner
Jason Lyon, Commissioner
Greg Wesley, Commissioner

Lourdes Sanchez, Commission Executive Assistant
(213) 978-1298; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

To ensure that the Commission has ample opportunity to review written material, all participants who wish to submit such material on agendized items should submit them to the Commission Office, 200 N. Spring St., Rm 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, to coordinate with the Commission Office mailing deadline.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 3, 4, 5, 6, 7 and 8:

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.

All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

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 - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Revisit Briefing on Neighborhood Councils.

3. **ZA 2004-4919-CU-1A**

CEQA: ENV 2004-4920-MND

Plan: Northeast Los Angeles

Council District: 14

Location: 5144-5148 York Boulevard

Expiration Date: 05-22-05 (extended)

Appeal Status: Not further appealable.

Continued from May 11, 2005

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** a Conditional Use, pursuant to Los Angeles Municipal Code Section 12.24-W,49, to permit the installation, use and maintenance of an unmanned wireless telecommunications facility, and **2)** a Determination, pursuant to Los Angeles Municipal Code Section 12.24-F, to permit the facility to exceed the 30-foot height limit of the 1XL Height District.

STAFF RECOMMENDS TO DENY THE APPEAL.

David Kabashima, (213) 978-1387

APPLICANT: Nextel Communications; Representative: Al Gamboa, Tetra Tech, Inc.

APPELLANT: Jya-Huei Wang & Jim Ovelmen for Highland Park Residents

4. **DIR 2005-0573-COA**
CEQA: ENV 2005-574-MND
Plan: Northeast Los Angeles

Council District: 1
Location: 2222 N. Sichel Street
Expiration Date: 06-24-05
Appeal Status: Appealable to City Council.

PUBLIC HEARING

CERTIFICATE OF APPROPRIATENESS, for the proposed demolition of an existing contributing structure within the Lincoln Heights Historic Preservation Overlay Zone (1,300 square-foot single family home) and for the construction, use and maintenance of a 2-story, 4,422 square-foot single family home for elderly nuns in the R3-1-HPOZ

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda Smith, (213) 978-1170

APPLICANT: Dominican Sisters of Mission San Jose

5. **ZA 2004-1592-ZAD-SPP-1A**
CEQA: ENV 2004-1593-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 2312 North Yorkshire Drive
Expiration Date: 06-08-05
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Sections 12.24-X,21, granting the construction, use and maintenance of a 2,590 square-foot single-family dwelling on a lot fronting on a Substandard Limited Hillside Street: **a)** improved to a width of less than 20 feet to the edge of the Hillside Area in lieu of the minimum 20-foot wide roadway required under Section 12.21-A,17(e)(3); and **b)** reduced side yard setbacks of 5 feet in lieu of the minimum 12 feet required by Section 12.21-A,17(b)(2); and **2)** a Specific Plan Project Permit Compliance, pursuant to Los Angeles Municipal Code Sections 11.5.7.C

STAFF RECOMMENDS TO DENY THE APPEAL.
R. Nicolas Brown, (213) 978-1314

APPLICANT: Miodrag Jeremic; Representative: Vasa Kostic

APPELLANT: Margaret Piane, Betsy Mines, Michael Gealer, Anne Schermerhorn and Alisa Smith

6. **ZA 2004-1594-ZAD-SPP-1A**
CEQA: ENV 2004-1593-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 2316 North Yorkshire Drive
Expiration Date: 06-08-05

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Sections 12.24-X,21, granting the construction, use and maintenance of a 2,590 square-foot single-family dwelling on a lot fronting on a Substandard Limited Hillside Street: **a)** improved to a width of less than 20 feet to the edge of the Hillside Area in lieu of the minimum 20-foot wide roadway required under Section 12.21-A,17(e)(3); and **b)** reduced side yard setbacks of 5 feet in lieu of the minimum 12 feet required by Section 12.21-A,17(b)(2); and **2)** a Specific Plan Project Permit Compliance, pursuant to Los Angeles Municipal Code Sections 11.5.7.C

STAFF RECOMMENDS TO DENY THE APPEAL.

R. Nicolas Brown, (213) 978-1314

APPLICANT: Miodrag Jeremic; Representative: Vasa Kostic

APPELLANT: Margaret Plane, Betsy Mines, Michael Gealer, Anne Schermerhorn and Alisa Smith

7. **ZA 2004-1595-ZAD-SPP-1A**
CEQA: ENV 2004-1593-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 2320 North Yorkshire Drive
Expiration Date: 06-08-05
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Sections 12.24-X,21, granting the construction, use and maintenance of a 2,590 square-foot single-family dwelling on a lot fronting on a Substandard Limited Hillside Street: **a)** improved to a width of less than 20 feet to the edge of the Hillside Area in lieu of the minimum 20-foot wide roadway required under Section 12.21-A,17(e)(3); and **b)** reduced side yard setbacks of 5 feet in lieu of the minimum 12 feet required by Section 12.21-A,17(b)(2); and **2)** a Specific Plan Project Permit Compliance, pursuant to Los Angeles Municipal Code Sections 11.5.7.C

STAFF RECOMMENDS TO DENY THE APPEAL.

R. Nicolas Brown, (213) 978-1314

APPLICANT: Miodrag Jeremic; Representative: Vasa Kostic

APPELLANT: Margaret Plane, Betsy Mines, Michael Gealer, Anne Schermerhorn and Alisa Smith

8. **ZA 2004-1596-ZAD-SPP-1A**
CEQA: ENV 2004-1593-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 2324 North Yorkshire Drive
Expiration Date: 06-08-05
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Sections 12.24-X,21, granting the construction, use and maintenance of a 2,590 square-foot single-family dwelling on a lot fronting on a Substandard Limited Hillside Street: **a)** improved to a width of less than 20 feet to the edge of the Hillside Area in lieu of the minimum 20-foot wide roadway required under Section 12.21-A,17(e)(3); and **b)** reduced side yard setbacks of 5 feet in lieu of the minimum 12 feet required by Section 12.21-A,17(b)(2); and **2)** a Specific Plan Project Permit Compliance, pursuant to Los Angeles Municipal Code Sections 11.5.7.C

STAFF RECOMMENDS TO DENY THE APPEAL.
R. Nicolas Brown, (213) 978-1314

APPLICANT: Miodrag Jeremic; Representative: Vasa Kostic

APPELLANT: Margaret Plane, Betsy Mines, Michael Gealer, Anne Schermerhorn and Alisa Smith

9. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it 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, June 8, 2005**
at Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298.