

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY, 27, 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. 4 and 5:

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

3. **ZA 2004-5569-CU-1A**

CEQA: ENV 2004-5570-CE

Plan: Northeast Los Angeles

Council District: 1

Location: 4221 N. Huntington Drive

Expiration Date: 05-10-05 (extended)

Appeal Status: Not further appealable

Continued from 04/27/05, 05/11/05, 06/22/05 and 07/13/05.

(The East Los Angeles Area Planning Commission at its meeting of July 13, 2005, moved to reconsider this matter to July 27, 2005.)

RECONSIDERATION OF AN APPEAL of the Zoning Administrator's denial of a Conditional Use, pursuant to Los Angeles Municipal Code Section 12.24-W,27, to permit a hand car wash facility with deviations from the Commercial Corner provisions of Section 12.22-A,23(a) of the Los Angeles Municipal Code to permit the facility without a recycling area, landscaped buffer, or wall with 50% transparent glass along the street.

STAFF RECOMMENDS TO DENY THE APPEAL.

Gary Booher (213) 978-1308

APPLICANT: Dario Bruno; Representative: Joseph Avila

APPELLANT: Same

4. **ZA 2004-4219-ZV-ZAD-1A**

CEQA: ENV 2004-4220-MND-REC

Plan: Silver Lake-Echo Park

Council District: 4

Location: 3617 and 3623 Landa Street and
1892 Lucile Avenue

Expiration Date: 08-06-05

Appeal Status: ZV further appealable if
approved; and ZAD not further appealable

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's approvals of: **1)** pursuant to Los Angeles Municipal Code Section 12.27 and Charter Section 562, **a)** a Variance from Section 12.08-A, to permit a garage at 1892 Lucile Avenue (for the required off-street parking of proposed dwellings at 3617 and 3623 Landa Street) as an accessory building without an associated main use on the same lot; **b)** a Variance from Section 12.21-A,4(a) to permit one parking space per dwelling for 3617 and 3623 Landa Street in lieu of the two parking spaces required per dwelling unit; and **c)** a Variance from Section 12.21-A,4(a) to permit the required off-street parking spaces for the proposed dwellings at 3617 and 3623 Landa Street to be located at 1892 Lucile Avenue in lieu of being on the same lot as the dwelling; and **2)** pursuant to Section 12.24-X,21 of the Los Angeles Municipal Code, a Zoning Administrator's Determination: **a)** to permit a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet as otherwise required by Section 12.21-A,17(e)(2); and **b)** to permit a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required by Section 12.21-A,17(e)(3).

STAFF RECOMMENDS TO DENY THE APPEAL.

Daniel Green (213) 978-1304

APPLICANT: Linda Kleine, Elisabeth Morris, LLC

APPELLANT: Councilman Tom LaBonge; Representative Renee Weitzer

5. **DIR 2005-0449-SPP-1A**
CEQA: ENV 2005-0450-CE
Plan: Northeast Los Angeles-
Mt. Washington Specific Plan

Council District: 14
Location: 1818 N. Kemper Street
Expiration Date: 08-10-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the decision of the Director of Planning in approving a Project Permit Determination in the Mount Washington/Glassell Park Specific Plan area for the construction of a new single-family dwelling with an attached garage.

STAFF RECOMMENDS TO DENY THE APPEAL.
Jose Carlos Romero (213) 978-1180

APPLICANT: Clint Arthur

APPELLANT: Cynthia Jimenez

6. 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, August 10, 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.