

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 14, 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, 8, 9, 10 and 11:

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. **DIR 2005-2650-BSA-1A**

CEQA: None

Plan: Northeast Los Angeles

Council District: 13

Location: 3321 Appleton Street

Expiration Date: 10/09/05

Appeal Status: Not further appealable

PUBLIC HEARING.

AN APPEAL, of the Director of Planning's Determination denying an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing Orders to Comply Nos. 48301 and A-459558 for the failure to maintain the required off-street parking in the R1-1 zone and for the parking of a commercial vehicle in the R1-1 zone.

STAFF RECOMMENDS TO DENY THE APPEAL.

Diana Lowrance (213) 978-1209

APPLICANT: Brad Fontanesi

APPELLANT: Same

4. **ZA 2004-5171-ZAD-ZAA-SPP-1A**

CEQA: ENV 2004-5092-MND

Plan: Northeast Los Angeles

Council District: 14

Location: 3618 Parrish Avenue

Expiration Date: 09-21-05

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.

Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;
Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et at (15 named co-appellants)

5. **ZA 2004-5172-ZAD-ZAA-SPP-1A**

CEQA: ENV 2004-5092-MND

Plan: Northeast Los Angeles

Council District: 14

Location: 3628 Parrish Avenue

Expiration Date: 09-21-05

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.
Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;
Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et at (15 named co-appellants)

6. **ZA 2004-5174-ZAD-ZAA-SPP-1A**
CEQA: ENV 2004-5092-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 3614 Parrish Avenue
Expiration Date: 09-21-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.
Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;

Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et al (15 named co-appellants)

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| 7. <u>ZA 2004-5175-ZAD-ZAA-SPP-1A</u> | Council District: 14 |
| CEQA: ENV 2004-5092-MND | Location: 3604 Parrish Avenue |
| Plan: Northeast Los Angeles | Expiration Date: 09-21-05 |
| | Appeal Status: Not further appealable |

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.
Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;
Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et al (15 named co-appellants)

8. **ZA 2004-5177-ZAD-ZAA-SPP-1A**
CEQA: ENV 2004-5092-MND
Plan: Northeast Los Angeles
- Council District:** 14
Location: 3606 Parrish Avenue
Expiration Date: 09-21-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.

Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;
Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et at (15 named co-appellants)

9. **ZA 2004-5178-ZAD-ZAA-SPP-1A**

CEQA: ENV 2004-5092-MND

Plan: Northeast Los Angeles

Council District: 14

Location: 3610 Parrish Avenue

Expiration Date: 09-21-05

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.

Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;
Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et at (15 named co-appellants)

10. **ZA 2004-5179-ZAD-ZAA-SPP-1A**

CEQA: ENV 2004-5092-MND

Plan: Northeast Los Angeles

Council District: 14

Location: 3620 Parrish Avenue

Expiration Date: 09-21-05

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.

Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;
Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et at (15 named co-appellants)

11. **ZA 2004-5180-ZAD-ZAA-SPP-1A**

CEQA: ENV 2004-5092-MND

Plan: Northeast Los Angeles

Council District: 14

Location: 3624 Parrish Avenue

Expiration Date: 09-21-05

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire action of the Zoning Administrator's approvals of: **1)** pursuant to LAMC Section 12.24-X,21, a Zoning Administrator's Determination to permit a single-family dwelling on a lot that **a)** fronts 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) of the Municipal Code and **b)** 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) of the Municipal Code; **2)** pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit 7-foot side yards in lieu of 12-foot side yards required by Section 12.21-A,17(b)(2) of the Code; and **3)** pursuant to LAMC Section 11.5.7-C of the Los Angeles Municipal Code, a determination that the proposed project is in compliance with the applicable regulations, standards and provisions of the Mount Washington/Glassell Park Specific Plan.

STAFF RECOMMENDS TO DENY THE APPEAL.

Daniel Green (213) 978-1304

APPLICANT: Regional Housing Development;
Representative: Harden Carter (Neil Smith)

APPELLANTS: Anne Schermerhorn, et at (15 named co-appellants)

12. 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, September 28, 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.