

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 28, 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, 5, 6, 7, 8, and 9.

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. **ELECTION OF OFFICERS**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **ZA 2005-1814-CU-1A**

CEQA: ENV 2005-1813-MND

Plan: Northeast Los Angeles

Council District: 14

Location: 7320 North Figueroa Street

Expiration Date: 10/11/05

Appeal Status: Not further appealable

PUBLIC HEARING.

AN APPEAL, of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,4, a Conditional Use to permit the conversion of an existing 520 square-foot storage building into an auto stereo installation facility in the [Q]C2-1XL Zone that is located within 300 feet of a residential zone.

STAFF RECOMMENDS TO DENY THE APPEAL.

Gary Booher (213) 978-1308

APPLICANT: Joseph Meriweather; Representative: Pamela A. Jaye

APPELLANT: Same

5. **ZA 2005-1610-ZAD-SPP-1A**
CEQA: ENV 2005-1611-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 3963 Brilliant Drive
Expiration Date: 10-25-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,21, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling which fronts on a Substandard Hillside Limited Street improved to a roadway width of less than 20 feet and which also does not have a vehicular access route from a street improved with a 20-foot wide continuous paved roadway to the boundary of the Hillside Area.

STAFF RECOMMENDS TO DENY THE APPEAL.
Gary Booher (213) 978-1308

APPLICANT: John Connolly; Representative: Darlene La Combe

APPELLANT: Antonio J. Perez, P & T Development, Inc.

6. **ZA 2005-2061-ZAD-SPP-1A**
CEQA: ENV 2005-2062-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 2555 North Sundown Drive
Expiration Date: 11-05-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's approvals of: **1)** Pursuant to Los Angeles Municipal Code Section 12.24-X,21, a Zoning Administrator's Determination to allow the construction, use and maintenance of a single-family dwelling on property which 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 residence to the boundary of the Hillside Area, and adjacent to the property; and **2)** Pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Specific Plan Project Permit Compliance with Ordinance No. 168,707 (Mount Washington/Glassell Park Specific Plan), for the project.

STAFF RECOMMENDS TO DENY THE APPEAL.
Anik Charron (213) 978-1307

APPLICANT: Mike Loghavi

APPELLANT: Robert G. Garvin

7. **ZA 2005-2181-ZAA-1A** **Council District:** 4
CEQA: ENV 2005-2182-CE **Location:** 2145-2147 North Griffith Park
Plan: Silver Lake-Echo Park- **Expiration Date:** 11-08-05
Elysian Valley **Appeal Status:** Not further appealable

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.09.1-B,3 of the Los Angeles Municipal Code to permit the continued use and maintenance of the conversion of a garage into a new second dwelling unit observing a reduced rear yard of 2 feet in lieu of the required 15 feet in the RD2 Zone.

STAFF RECOMMENDS TO DENY THE APPEAL.
Anik Charron (213) 978-1307

APPLICANT: David Herbert Sacks; Representative: Kristen Montet

APPELLANT: Same

8. **ZA 2005-447-CU-1A** **Council District:** 4
CEQA: ENV 2005-448-MND **Location:** 2220 Hyperion Avenue
Plan: Silver Lake-Echo Park- **Expiration Date:** 10-25-05
Elysian Valley **Appeal Status:** Not further appealable

PUBLIC HEARING

AN APPEAL, of Condition No.10 of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a Conditional Use to permit the construction, use and maintenance of a cellular telecommunications site with the limitation of a maximum 39-foot facility height in lieu of the 45-foot maximum height allowed by the 1VL height district of the C2-1VL zone of the site.

STAFF RECOMMENDS TO DENY THE APPEAL.
Anik Charron (213) 978-1307

APPLICANT: Cingular Wireless; Representative Steve Kaali

APPELLANT: Same

9. AA 2004-7420-PMLA-1A(2) Council District No.: 13
CEQA: ENV-2004-7421-MND Location: 853 North Coronado Terrace
Plan: Silver Lake- Echo Park- Expiration Date: 09-28-05 (extended)
Elysian Valley Appeal Status: Not further appealable per
Ord. 176,321 effective January 15, 2005,
which amends Section 17.54 of the LAMC.

PUBLIC HEARING

AN APPEAL, from the Advisory's Agency Decision in approving the Case No. AA 2004-7420-PMLA-1A for the proposed two-parcel subdivision with the construction, use and maintenance of a maximum three-unit condominium on Parcel B, and one existing single-family dwelling to remain on Parcel A on a 0.29 acre lot.

STAFF RECOMMENDS TO DENY THE APPEAL.
Lynn Harper (213) 978-1310

APPLICANT: Stefanie Dobrindt; Representative: Darryl Fisher

APPELLANTS: 1. Agnessa Starostenko
2. William Mouline

10. 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, October 11, 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.