

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 8, 2006, 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
Sharon Lowe, Commissioner
David Marquez, 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:

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 2005-3148-ZV-ZAA-ZAD-1A**
CEQA: ENV 2005-3149-CE
Plan: Northeast Los Angeles

Council District: 1
Location: 116-118 ½ East Avenue 45
Expiration Date: 02/28/06
Appeal Status: ZV further appealable to City Council if granted; ZAA and ZAD not further appealable.

PUBLIC HEARING

AN APPEAL, of certain of the Zoning Administrator's determinations and conditions as follows: **1)** Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, **a)** the approval of a Zone Variance to permit the continued use and maintenance of six dwelling units in lieu of the permitted five units provided that it meets the definition and criteria set forth for affordable units pursuant to State density bonus provisions in Government Code Section 65915 and complies with Section 12.22-A,25 of the Municipal Code, in lieu of the existing seven dwelling units with a total of 11 on-site parking spaces requested; **b)** the denial of a Zone Variance from Section 12.21-A,4 to allow the additional units without providing additional on-site parking spaces; **c)** the dismissal of the Zone Variance from Section 12.21-A,6(d) to permit the parking within the front and side yards, and without the required wall enclosure; **d)** the approval of a Zone Variance from Section 12.21-C,1(g) to permit only one handicapped parking stall in the required front yard in lieu of the request existing open parking within the front yard; and **2)** the appeal of: Condition 6 requiring the re-converting of the front dwelling to a one-family dwelling; Condition 8 requiring the approved sixth unit to meet all requirements, except as granted, of the Municipal Code; Condition 9 requiring a minimum landscaped setback of 5 feet along the frontage of the property; Condition 11 requiring that parking be provided in accordance with the Municipal Code; and Condition 13 that the parking space within the front yard be for the exclusive use of handicapped parking.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Patricia Brown (213) 978-1306

APPLICANT: Simeum Miljic; Representative: Lee Ambers

APPELLANT: Same

5. 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, February 22, 2006**
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.