

EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 10, 2006, 4:30 P.M.
ROMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065

CORRECTED AGENDA – ITEM No. 4

Alexis Moreno, President
Sharon Lowe, Vice President
Michael Fleming, Commissioner
Loretta Hernandez, Commissioner
David Marquez, Commissioner

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos.: 3, 4, 5, 6, and 7.

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

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

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

Note: Materials received after the mailing deadline will be placed in the official case file.

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 East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **www.lacity.org/PLN.**

Click the "Meetings and Hearings" quick link. Agenda is available under the East Los Angeles service area.

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 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. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Commission Requests.

3. TT 63591-1A
CEQA: ENV-2005-5025-CE
Plan: Northeast Los Angeles

Council District: 14
Location: 2245 West Las Colinas Avenue
Expiration Date: 05/10/06
Appeal Status: Further appealable to City Council.

Continued from 03/22/06.

PUBLIC HEARING

AN APPEAL from part of the Deputy Advisory Agency's decision in approving Tentative Tract No. 63591 for the proposed 8-units residential condominium conversion subdivision.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Emily Gabel-Luddy, (213) 978-1327.

APPLICANT: Jim Tseng

APPELLANT: Same

4. [DIR 2005-5038-SPP-1A](#)
[CEQA: ENV-2005-5037-MND](#)
Plan: Northeast Los Angeles

Council District: 1
Location: 3646 East Roseview Avenue
Expiration Date: 05/30/06
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, use and maintenance of a new single-family dwelling with an attached garage.

STAFF RECOMMENDS **GRANT THE APPEAL IN PART SUBJECT TO CONDITIONS.**

Charlie J. Rausch Jr., (213) 978-1167.

APPLICANT: Edward and Sharon Bernard

APPELLANT: Allen Graves

5. [ZA 2005-5322-NC-1A](#)
[CEQA: ENV-2005-5324-CE](#)
Plan: Silver Lake-Echo Park-
Elysian Valley

Council District: 1
Location: 1465 Bellevue Avenue
Expiration Date: 05/30/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's determination to deny, pursuant to Los Angeles Municipal Code Section 12.23-A,6 the continued use and maintenance of a nonconforming market located in the RD2-1VL-HPOZ Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Lourdes Green, (213) 978-1313.

APPLICANT: Soon Ae Lee, B & K Market
(Norma Ponce, Mission Property Management)

APPELLANT: Same

6. [ZA 2005-5258-CU-1A](#)
[CEQA: ENV-2005-5259-MND](#)
Plan: Northeast Los Angeles

Council District: 1
Location: 5008 North Figueroa Street
Expiration Date: 06/06/06
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,49, of a Conditional Use to permit the installation of an antennae pole disguised as a 50-foot monopalm and 230 square-foot equipment shelter located within the existing lawn area.

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

APPLICANT: Norman Mac Leod, Nextel Communications

APPELLANT: Same

7. [ZA 2005-3994-ZAD-1A](#)
[CEQA: ENV-2005-3995-MND](#)
Plan: Silver Lake-Echo Park-
Elysian Valley

Council District: 13
Location: 2284 Hidalgo Avenue
Expiration Date: 06/07/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's denial, 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 two-story 2,400-foot, single-family dwelling, on a lot fronting on a Substandard Hillside Limited Street, improved to less than the 20 feet adjacent to the subject property as required by Section 12.21-A,17(e)(3) of the Municipal Code.

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

APPLICANT: Jeff Morris

APPELLANT: Same

8. 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, May 24, 2006,
at Ramona Hall Community Center
4580 North Figueroa Street,
Los Angeles, California 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.