

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 11, 2006, 4:30 P.M.
ROMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

David Marquez, President
Sharon Lowe, Vice President
Patricia Alvarez-Sahagun, Commissioner
Michael Fleming, Commissioner
Fabiola Vilchez, Commissioner

Lourdes Sanchez, Commission Executive Assistant I, (213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 3, 4, 5 and 6.

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

2. COMMISSION BUSINESS

A. Advance Calendar.

B. Commission Requests.

3. [DIR-2006-0085-SPP-1A](#)

CEQA: ENV-2006-0086-CE
Plan: Northeast Los Angeles

Council District: 1

Location: 372 West Avenue 42

Expiration Date: 10/22/06

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of part of the decision of the Director of Planning in approving a Project Permit Determination in the Mount Washington/Glasell Park Specific Plan area for the construction, use and maintenance of a new three-story single-family dwelling with a detached garage.

APPLICANT: Timothy Peterson

APPELLANT: Bonnie Freeman

STAFF RECOMMENDS GRANTING APPEAL IN PART SUBJECT TO MODIFIED CONDITIONS.

Dave Gay (213) 978-1181.

4. [DIR-2006-0404-SPP-1A](#)

CEQA: ENV-2006-0405-CE
Plan: Northeast Los Angeles

Council District: 1

Location: 315 West Mavis Drive

Expiration Date: 11/08/06

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the entire 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 1,690 square-foot, two-story-single family dwelling and a carport with a maximum 28-foot building height.

APPLICANT: Monica Graham; Representative: Bradley/EBE Associates, Inc.

APPELLANT: Charles W. Faithorn

STAFF RECOMMENDS GRANTING THE APPEAL IN PART SUBJECT TO MODIFIED CONDITION.

Dave Gay, (213) 978-1181.

5. **ZA-2005-7026-ZAA-ZAD-1A**
CEQA: ENV-2005-7027-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 636 North Cross Avenue
Expiration Date: 11/15/06
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 12.21-A,17(b) of the Los Angeles Municipal Code to permit reduced side yards of 5-foot in lieu of the required 7-foot side yards.

APPLICANT: Howard Stover and Deborah Meadows; Jeffrey Mills

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Pat Brown, (213) 978-1306.

6. **ZA-2006-1234-CUB-1A**
CEQA: ENV-1998-373-MND-REC1
Plan: Northeast Los Angeles

Council District: 1
Location: 5100 North Figueroa Street
Expiration Date: 11/07/06
Appeal Status: Not further appealable.

PUBLIC HEARING

APPEALS of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption with hours of alcohol sales from 6:00 a.m. to 12:00 midnight, daily in conjunction with an existing full service Food 4 Less grocery market.

APPLICANT: Thomas Gast; Representative; D'lynda Fischer

APPELLANT: 1) Nancy Wyatt, Heinrich Keifer and Richard Dyke;
2) Mathew Ward, Hillside Baptist Church and School;
3) Arthur Kazarian

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Gary Booher, (213) 978-1308.

7. 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 25, 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) 978-1300.