

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

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 13, 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, 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

2. COMMISSION BUSINESS

A. Advance Calendar.

B. Commission Requests.

3. **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: 12/12/06 extended
Appeal Status: Not further appealable.

Continued from October 11, 2006.

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.

4. **ZA-2005-9352-ZAD-1A**

CEQA: ENV-2005-1662-MND
Plan: Northeast Los Angeles

Council District: 1

Location: 3730 East Camino Real
Expiration Date: 12/12/06 extended
Appeal Status: Not further appealable.

Continued from November 8, 2006.

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 allow the

construction, use and maintenance of a single-family dwelling on property fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the property. (Note: the protestant appellant states that the environmental clearance for this project is flawed in that it does not address the cumulative environmental impacts.)

APPLICANT: Kenneth Bonner

APPELLANT: James Sherman

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Albert Landini, (213) 369-0552.

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| 5. <u>DIR-2005-4901-SPP-1A</u>
CEQA: ENV-2005-9051-MND
Plan: Northeast Los Angeles | Council District: 14
Location: 501 Furness Avenue
Expiration Date: 12/12/06 extended
Appeal Status: Not further appealable. |
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Continued from November 8, 2006.

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 2,027 square-foot, three-story, single-family dwelling with an attached garage (450 square feet), for a total floor area of 2,477 square feet with a maximum 45-foot building height.

APPLICANT: Geoffrey Chapman
Representative: Steve Andrews, Andrews & Chapman, Inc.

APPELLANT: Mark Slater and Larisa Boiko, Mount Washington Homeowner's Alliance
Representative: Martha Espelange-Alvarez

STAFF RECOMMENDS GRANT APPEAL IN PART SUBJECT TO MODIFICATIONS.

Blake E. Kendrick, (213) 978-1178.

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| 6. <u>DIR-2005-6419-SPP-1A</u>
CEQA: ENV-2005-9051-MND
Plan: Northeast Los Angeles | Council District: 14
Location: 518 Furness Avenue
Expiration Date: 12/12/06 extended
Appeal Status: Not further appealable. |
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Continued from November 8, 2006.

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 2,400 square-foot, two-story, single-family dwelling with an attached garage (418 square feet) and a 500 square-foot studio, for a total floor area of 3,318 square feet with a maximum 36-foot building height.

APPLICANT: Highland Park Development, LLC
Representative: Christina Flannery, Andrews and Chapman, Inc.

APPELLANT: Mark Slater and Larisa Boiko, Mount Washington Homeowner's Alliance
Representative: Charlotte Hildebrand

STAFF RECOMMENDS GRANT APPEAL IN PART SUBJECT TO MODIFICATIONS.
Blake E. Kendrick, (213) 978-1178.

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| 7. | <u>DIR-2005-6422-SPP-1A</u>
CEQA: ENV-2005-9051-MND
Plan: Northeast Los Angeles | Council District: 14
Location: 521 Furness Avenue
Expiration Date: 12/12/06 extended
Appeal Status: Not further appealable. |
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Continued from November 8, 2006.

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 2,192 square-foot, two-story, single-family dwelling with an attached garage (360 square feet), for a total floor area of 2,552 square feet with a maximum 36-foot building height.

APPLICANT: Geoffrey Chapman
Representative: Christina Flannery, Andrews and Chapman, Inc.

APPELLANT: Mark Slater and Larisa Boiko, Mount Washington Homeowner's Alliance
Representative: Charlotte Hildebrand

STAFF RECOMMENDS GRANT APPEAL IN PART SUBJECT TO MODIFICATIONS.
Blake E. Kendrick, (213) 978-1178.

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| 8. | <u>APCE-2006-2496-SPE-CUB-SPP</u>
CEQA: ENV-2006-2497-MND
Plan: Northeast Los Angeles | Council District: 14
Location: 1948 West Colorado Boulevard
Expiration Date: 12/27/06
Appeal Status: Appealable to City Council. |
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Public hearing completed on November 6, 2006.

SPECIFIC PLAN EXCEPTION pursuant to Section 11.5.7D of the Los Angeles Municipal Code (LAMC), from the Colorado Boulevard Specific Plan (Ord. No. 168-046) from the following:

- a. Section 6B1h to allow a restaurant to operate between the hours of 11 AM and 12 AM Midnight in lieu of 7:00 AM to 9:00 PM as required by the Specific Plan;
- b. Section 13 A 3 to allow zero (0) parking space in lieu of the 30 spaces required;

CONDITIONAL USE pursuant to Section 12.24 W 1 of the LAMC, to permit the sale of beer and wine for consumption on the premises in connection with a sit-down restaurant in the [Q]C4-1XL zone; and

PROJECT PERMIT COMPLIANCE pursuant to Section 11.5.7.c of the LAMC, with the Colorado Boulevard Specific Plan for the proposed change of use from retail commercial use to a sit-down restaurant, having up to 93 seats in an existing historic Building (Historic Monument LA 734, Bell Commercial Block) providing zero (0) parking spaces with hours of operation from 11:00AM to 12:00AM midnight daily. On-site sales of beer and wine will be in conjunction with the restaurant operation. The restaurant will occupy approximately 3,280 square feet of an existing 8,220 square foot building on a 10,851 square foot site.

APPLICANT: Giuseppe and Antonio Stifano; Michelangelo Ristorante

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Kevin Jones, (213) 978-1172

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| 9. <u>APCE-2006-6244-SPE</u>
CEQA: ENV-2005-1582-MND
Plan: Northeast Los Angeles | Council District: 14
Location: 4744 North Glenalbyn Drive
Expiration Date: 12/13/06
Appeal Status: Appealable to City Council. |
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Public hearing completed on October 20, 2006.

SPECIFIC PLAN EXCEPTION pursuant to Section 11.5.7.F of the Municipal Code, from Section 6..A.1 of the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707) to permit construction of a single family dwelling having a Floor Area Ratio of 0.82:1 (.82 times the buildable area of the lot) in-lieu of the maximum Floor Area Ratio of 0.5:1 for the proposed construction, use, and maintenance of a 3-story, approximately 34 foot high, single family dwelling with a carport, having a total floor area of 2,196 square feet (exclusive of carport area) in lieu of the maximum permitted 1,331.75 square feet, on an approximately 2,663 square foot lot in the R1-1 zone.

APPLICANT: Robert Millard

STAFF RECOMMENDS DISAPPROVAL.
Lynda Smith, (213) 978-1170

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, December 27, 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.