

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

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 24, 2007, 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, 7 and 8.

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 agenda 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 agenda item 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. Discussion and approval of the City Planning Commission Policy on submittal of written materials on agendized items.
- B. Advance Calendar.
- C. Commission Requests.

3. DIR-2006-960-SPP-1A

CEQA: ENV-2006-961-MND
Plan: Northeast Los Angeles

Council District: 1

Location: 631 West Andalusia Avenue

Expiration Date: 01-29-07

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of 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 proposed construction, use and maintenance of a 995 square-foot, three-story, single-family dwelling with an attached garage (233 square feet) and a carport, for a total floor area of 1,228 square feet with a maximum 45-foot building height.

APPLICANT: Harland Howard; Representative: Ron Cargill

APPELLANT: Martha Espelage-Alvarez and Mark B. Kenyon on behalf of the Mount Washington Homeowners Alliance

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Reuben Caldwell, (213) 978-0627.

4. ZA-2006-5110-CUB-1A

CEQA: ENV-2006-5111-CE
Plan: Silver Lake Echo Park

Council District: 13

Location: 1320 East Echo Park Avenue

Expiration Date: 01-24-07

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of a part of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to the permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed new, and not the existing, 1,600 square-foot restaurant seating

approximately 52 patrons. The appellant states that there should be an additional Condition in the grant restricting restaurant patron parking on the adjacent parcel known as APN 5419-028-032.

APPLICANT: Steven Donnelly; Representative: Lee Rabun

APPELLANT: Gerry Saenz; Representative: Blum/Collins Law Firm

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Albert Landini, (213) 369-0552.

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| 5. <u>ZA 2006-5783-CU-1A</u>
CEQA: ENV-2006-5784-MND
Plan: Northeast Los Angeles | Council District: 14
Location: 4344 Winchester Avenue
Expiration Date: 01-28-07
Appeal Status: Not further appealable. |
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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 application to establish a wireless telecommunications facility on property classified in the R1 and R3 Zones.

APPLICANT: Wayne Landis, Verizon Wireless; Representative: Mike Morris

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Daniel Green, (213) 978-1304

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| 6. <u>ZA-2006-3976-ZAA-1A</u>
CEQA: ENV-2006-3997-CE
Plan: Northeast Los Angeles | Council District: 1
Location: 3039 Tillie Street
Expiration Date: 01-24-07
Appeal Status: Not further appealable. |
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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 12.10-C,1 of the Code to permit an accessory building within the front half of the lot located 3 feet from the front property line in lieu of the minimum 35 feet required in the R1 Zone.

APPLICANT: Yuan Lin Su

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Daniel Green, (213) 978-1304.

7. **ZA-2006-726-ZAD-1A** Council District: 1
CEQA: ENV-2006-727-MND Location: 601 North Quail Drive
Plan: Northeast Los Angeles Expiration Date: 01-24-07
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 single-family dwelling on a site fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property as required under Section 12.21-A,17(e)(2) of the Code.

APPLICANT: Brian Green and Dr. Dennis Lee

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Michael Young, (213) 978-1387

8. **ZA-2006-728-ZAD-1A**
CEQA: ENV-2006-727-MND
Plan: Northeast Los Angeles
- Council District: 1
Location: 611 North Quail Drive
Expiration Date: 01-24-07
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 single-family dwelling on a site fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property as required under Section 12.21-A,17(e)(2) of the Code.

APPLICANT: Brian Green and Dr. Dennis Lee

STAFF RECOMMENDS DENIAL OF THE APPEAL
Michael Young, (213) 978-1387

- ## 9. 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 14, 2007
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.