

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

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 27, 2008, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

David Marquez, President
Sharon Lowe, Vice President
Luis Lopez, Commissioner
Fabiola Vilchez, Commissioner
Vacant, Commissioner

James Williams, Commission Executive Assistant I, (213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) No. 3, 4 and 5.

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.

On January 24, 2007, the Commission adopted the City Planning Commission's rules as its rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials, which must be submitted 10 days prior to the meeting at which the item is to be heard. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.planning.lacity.org under "Forms and Instructions". Day of hearing submissions (12 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

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.plann.lacity.org. 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. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – December 12, 2007

3. **ZA-2007-3656-ZAA-1A**

CEQA: ENV-2007-3657-CE

Plan: Northeast Los Angeles

Council District: 14

Location: 2055 W. Ridgeview Avenue

Expiration Date: 3/30/08

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.28, of a **Zoning Administrator's Adjustment** from Section 12.21-A, 17(a),(b) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a new, maximum 510 square-foot garage observing 0-foot setbacks for the front yard and westerly side yard in lieu of the required 5 feet on property located in the R1 Zone.

Applicant: Moises Vasquez; Representative: Luis Tamayo

Appellant: Cecil Marr

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Anik Charron, (213) 978-1307

4. **ZA 2006-10458-ZV-1A**

CEQA: ENV 2006-10459-MND

Plan: Boyle Heights

Council District: 14

Location: 555 ½ N. Mission Road

Expiration Date: 3/30/08

Appeal Status: Further appealable if Variance is approved.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's **denial**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a **Variance** from Ordinance No. 166,585 (Subarea 130) to permit the continued use and maintenance of an existing concrete and asphalt recycling facility within the M1 Zone.

Applicant: Bob Galvan, Shamrock Base Corporation

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Larry Friedman, (213) 978-1225

5. **ZA-2007-3554-CUB-CU-ZV-1A**
CEQA: ENV-2003-2045-MND-REC1
Plan: Northeast Los Angeles

Council District: 1
Location: 3319-3325 N. Broadway
Expiration Date: 3/6/08
Appeal Status: Further appealable if Variance is approved.

PUBLIC HEARING

AN APPEAL the Zoning Administrator's **approvals** of: **1)** Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a **Conditional Use** to permit the sale and dispensing of beer and wine for on-site consumption; and **2)** Pursuant to Los Angeles Municipal Code Section 12.24-W,27, a **Conditional Use** to permit specified deviations from the Commercial Corner Development regulations of Section 12.22-A,23 (a) of the Code to allow: hours of operation for certain portions of the proposed facility until 1 a.m. on Friday and Saturday in lieu of no later than 11 p.m.; a 45-foot building height in lieu of the maximum permitted 33-foot transitional building height within 50 to 99 feet of lot classified in the R1 Zone; a 0-foot landscape setback area for the proposed building along the street frontage in lieu of the minimum 5 feet required; a projecting sign on the building which otherwise is not permitted; and 0 percent window transparency on the exterior walls and doors of the ground floor that fronts adjacent streets in lieu of the minimum 50 percent required; and **3)** Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a **Variance** from Section 12.16-A,2(a)(4) of the Code to permit a penny arcade consisting of up to 100 amusement machines for children on the ground floor of the project in the C4 Zone; all in conjunction with the proposed construction use and maintenance of a 21,950 square-foot family entertainment center/restaurant banquet facility which had a previous approval granted by the East Los Angeles Area Planning Commission at its meeting on January 14, 2004 under Case No. ZA-2003-2044-(CUB) (CU) (ZV)-A1-A2.

Applicant: Alice Corona, Las Villas Inc.; Representative: Milan Garrison

Appellants: **1)** Sister Beatriz OCD, Carmelite Sisters

2) Hugo L. Pacheco, Robert Vega, Sal Vidaurre and Joyce Dillard

STAFF RECOMMENDS DENIAL OF THE APPEALS.

Larry Friedman, (213) 978-1225

6. **CPC 2006-5835-HPOZ**
CEQA: ENV-2006-7529-CE
Plan: Silverlake-Echo Park-Elysian Valley

Council District: 1
Location: Angelino Heights
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed October 10, 2007

Project Location:

Generally bounded by Sunset Boulevard on the north, Echo Park Avenue on the west, the Hollywood Freeway (101) on the south, and Boylston and Beaudry Avenue to the east.

Requested Actions:

Review and Comment on the proposed Angelino Heights Historic Preservation Overlay Zone (HPOZ) Re-study and establishment of the Angelino Heights HPOZ Expansion.

Proposed Project:

No development project is proposed.

Recommended Actions:

No action required. For Review and Comment only. The City Planning Commission and the City Council are the decision-making bodies for this action.

Applicant: City of Los Angeles

Patricia Diefenderfer, (213) 978-1179

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, March 12, 2008** 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 or by email at APCELA@lacity.org.