

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

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 24, 2008, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

David Marquez, President
Sharon Lowe, Vice President
Lilia Esther C. Garcia, Commissioner
Luis Lopez, Commissioner
Fabiola Vilchez, Commissioner

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) Nos. 3 and 4.

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

D. Election of Officers

3. **ZA 2007-5697-ZAA-1A**
CEQA: ENV 2007-5698-CE
Plan: Northeast Los Angeles

Council District: 1
Expiration Date: 10-14-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 411 Ulysses Street

An appeal from the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.28, for an adjustment from Section 12.08-A,2 of the Los Angeles Municipal Code to permit a reduced easterly side yard and reduced rear yard of 1-foot in lieu of the required 5 feet and 15 feet.

APPLICANT: Nelson Duarte; Representative: Viridiana Garcia

APPELLANT: Same

STAFF RECOMMENDS: DENY THE APPEAL
Patricia Brown, (213) 978-1318

4. **VTT-62900-SL-1A**
CEQA: 2005-9337-MND-REC
Plan: Sylver Lake-Echo Park-Elysian Valley
Related Case: APCE 2006-8787-ZC

Council District: 13
Expiration Date: 9-24-08
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 2400 Allesandro Street, 2005 & 2021 W. Elmoran Street

Requested Actions:

APPEAL FROM the entire decision of the Advisory Agency for the approval of Vesting Tentative Tract No. 62900-SL.

Proposed Project:

A vesting tentative tract for 15-lot lot subdivdision, plus one open space lot for a total of 16 lots under the small lot ordinance No. 176,354.

Recommended Actions:

That the decision of the Advisory Agency be sustained and that the appeal be denied.

APPLICANT: Henry Nunez

APPELLANT: Herb Pacheco, Diane Edwardson, Cindy Ortiz and Cheryl Parisi

Lateef Sholebo, (213) 978-1454

5. [APCE-2006-8787-ZC](#)

CEQA: 2005-9337-MND-REC

Plan: Sylvan Lake-Echo Park-Elysian Valley

Related Case: VTT- No. 62900-SL

Council District: 13

Expiration Date: 9-24-08

Appeal Status: Further appealable to City Council

PUBLIC HEARING – Completed November 14, 2008

Location: 2400 Allesandro Street, 2005 & 2021 W. Elmoran Street

Requested Actions:

Zone Change from R1-1VL to RD6-1VL

Proposed Project:

Vesting Tentative Tract for 15-lot single family subdivision plus one (1) Open Space lot under the Small Lot Ordinance No. 176,354 with 36 residential parking spaces including 8 guest parking spaces.

Recommended Actions:

1. **Deny** requested zone change from R1-1VL to RD6-1VL
2. **Approve and Recommend** that the City Council adopt a Zone Change from R1-1VL to (T)(Q)RD6-1VL, subject to the attached Conditions of Approval.
3. **Adopt** Mitigated Negative Declaration No. ENV 2005-9337-MND-REC.
4. **Adopt** the attached Findings.
5. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the “T” Tentative classification and “Q” Qualified Classification are specified in Section 12.32,G of the Los Angeles Municipal Code (L.A.M.C.) Conditions must be satisfied prior to the issuance of any building permits and that the (T) Tentative Classification must be satisfied and removed in the manner indicated on the attached page.
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

APPLICANT: Henry Nunez

APPELLANT: Herb Pacheco, Diane Edwardson, Cindy Ortiz and Cheryl Parisi

Lateef Sholebo, (213) 978-1454

6. **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 8, 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.