

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 28, 2009, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

Luis Lopez, President
Sharon Lowe, Vice President
Javier C. Angulo, Commissioner
Lilia Esther C. Garcia, Commissioner
David Marquez, Commissioner

Linda Gillespie, Commission Executive Assistant, (213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) No.

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 agendaized 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 – 1/14/09

3. **APCE-2007-4992-SPE-SPP**

CEQA: ENV-2007-4991-MND-REC1

Plan: Northeast Los Angeles

Council District: 1

Expiration Date: 1/28/09

Appeal Status: Appealable to City Council

Location: 4077 Camino Real

PUBLIC HEARING – Completed on September 29, 2008

Proposed Project:

A 1,351 square foot addition to an existing one-story single-family dwelling located on a 5,536 square foot lot classified in the R1-1 Zone and also located within the boundaries of the Mount Washington/Glassell Park Specific Plan. The proposed project includes a second story addition and an expansion of the garage from one car to two cars. There are three Significant Trees on the site which will remain.

Requested Actions:

1. Pursuant to Section 11.5.7 F of the Municipal Code, an Exception from Section 6 A.2 of the Mount Washington/Glassell Park Specific Plan (Ordinance 168,707) to permit a Floor Area Ratio (FAR) of approximately 0.56:1 in lieu of the 0.49:1 FAR otherwise permitted for lots at least 5,000 square feet in size, but less than 10,000 square feet in size. The proposed project would have a total floor area of 3,049 square feet in lieu of the maximum 2,709 square feet that would otherwise be permitted.

2. Pursuant to Section 12.24 X 21 of the Municipal Code, a Hillside Street Access Determination from Section 12.21 A.17(e) 2 and 3 to permit an addition to a one-family dwelling located on a lot fronting on a street that is improved with a roadway width of less than 20 feet and that does not have a minimum 20-foot wide continuous paved roadway from the driveway apron of the dwelling to the boundary of the Hillside Area.

3. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Mount Washington/Glassell Park Specific Plan.

4. Pursuant to Section 21082.1, adoption of a Mitigated Negative Declaration (ENV-2007-4991-MND-REC1), will be considered.

APPLICANT: Christian Bojorquez

Recommended Actions:

1. Disapprove the requested Exception to permit a project with an FAR of 0.56:1

2. Determine that the roadway shall require improvement to a width of 20 feet.

3. Disapprove the requested Specific Plan Project Permit Compliance Review.

4. Do not adopt the Mitigated Negative Declaration (ENV-2007-4991-MND-REC1), pursuant to the California Environmental Quality Act (CEQA), as the environmental clearance for the project.

Craig Weber, (213) 978-1213

4. **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 25, 2009** 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.