

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 24, 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

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) Nos. 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.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 N. Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the items are to be heard in order to meet the mailing deadline.

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 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://cityplanning.lacity.org/>.

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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of Minutes from June 10, 2009

3. **DIR-2004-6864-SPP-1A**

CEQA: ENV 2006-5234-MND REC-2
Plan: Northeast Los Angeles

Council District: 14
Expiration Date: 6/26/09
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING REQUIRED

Location: 1641 N. Burnell Drive

Requested Actions

AN APPEAL of the 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 2,233 square-foot, three-story, single-family dwelling with an attached garage (400 square-feet) and 275 square-foot of covered deck area, for a total floor area of 2,908 square feet with a maximum 45-foot building height; and the proposed removal of 7 native trees.

Recommended Actions

1. **Deny** the appeal.
2. **Adopt** the Director's Determination, with three added/amended conditions.
3. **Adopt** the Mitigated Negative Declaration.

Applicant: Burnell Properties, LLC
Representative: Michael Zenon, Design Control, Inc.

Appellant: Elena Marqueta Kelly, Daniel Marlos, and the
Mount Washington Homeowners Alliance
Representative: Daniel Marlos

Staff: Matthew Glesne, (213) 978-1198
Jose Carlos Romero-Navarro, (213) 978-1180

4. DIR-2004-6866-SPP-1A

CEQA: ENV-2006-5234-MND-REC-2
Plan: Northeast Los Angeles

Council District: 14
Expiration Date: 6/26/09
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING REQUIRED

Location: 1651 N. Burnell Drive

Requested Actions

AN APPEAL of the 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 2,475 square-foot, three-story, single-family dwelling with an attached garage (400 square-feet) and 202 square-foot of covered deck area, for a total floor area of 3,077 square feet with a maximum 45-foot building height; and the proposed removal of 2 native trees.

Recommended Actions

1. **Deny** the appeal.
2. **Adopt** the Director's Determination, with three added/amended conditions.
3. **Adopt** the Mitigated Negative Declaration.

Applicant: Burnell Properties, LLC
Representative: Michael Zenon, Design Control, Inc.

Appellant: Elena Marqueta Kelly, Daniel Marlos, and the
Mount Washington Homeowners Alliance
Representative: Daniel Marlos

Staff: Matthew Glesne, (213) 978-1198
Jose Carlos Romero-Navarro, (213) 978-1180

5. DIR-2008-0884-SPP-1A

CEQA: ENV-2006-5234-MND-REC-2
Plan: Northeast Los Angeles

Council District: 14
Expiration: 6/26/09
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING REQUIRED

Location: 1657 N. Burnell Drive

Requested Actions

AN APPEAL of the 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 2,033 square-foot, three-story, single-family

dwelling with an attached garage (400 square-feet) and 305 square-foot of covered deck area, for a total floor area of 2,738 square feet with a maximum 45-foot building height; and the proposed removal of 12 native trees.

Recommended Actions

1. **Deny** the Appeal.
2. **Adopt** the Director's Determination, with three added/amended conditions.
3. **Adopt** the Mitigated Negative Declaration.

Applicant: Burnell Properties, LLC
Representative: Michael Zenon, Design Control, Inc.

Appellant: Elena Marqueta Kelly, Daniel Marlos, and the
Mount Washington Homeowners Alliance
Representative: Daniel Marlos

Staff: Matthew Glesne, (213) 978-1198
Jose Carlos Romero-Navarro, (213) 978-1180

6. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity to 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, July 8, 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.