

OFFICIAL
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Thursday, January 28, 2009
Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, California 90065

MINUTES OF THE EAST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President Luis Lopez at 4:55 p.m.

Commissioners present: Lilia Esther C. Garcia, & David Marquez, Sharon Lowe

Commissioner absent: Javier Angulo

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

Cancelled 2/11/09 meeting by consent

B. Commission Requests

Commissioner Lowe requested all audio involving ZA 2006-10109-CU-CUB-CUX-ZV-1A

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

CEQA: ENV-2007-3054-MND
Plan: Northeast Los Angeles

Council District: 1
Location: 4077 Camino Real
Expiration Date: 1/28/09
Appeal Status: Appealable to City Council

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

Staff presented case.

Applicant responded and answered questions from Commissioners.

Council District 1 representative Ms. Medina spoke.

President opened public comment

Lengthy discussion ensued.

Motion: To deny Exception as requested with revised conditions& corrected language and disapprove requested Specific Plan Project Permit Compliance Review and adopt findings as amended

Moved: Commissioner Lowe

Seconded: Commissioner Garcia

Ayes: Commissioners Lopez

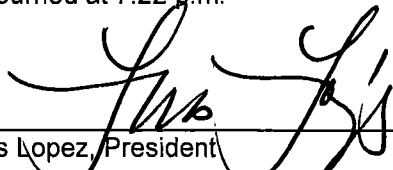
Recusal: Commissioner Marquez

Vote: 3-0

4. **PUBLIC COMMENT PERIOD**

One person spoke.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 7:22 p.m.



Luis Lopez, President



Linda Gillespie, Commission Executive Assistant
East Los Angeles Area Planning Commission

Adopted on 3/11/09