

OFFICIAL  
CITY OF LOS ANGELES  
East Los Angeles Area Planning Commission Minutes  
Wednesday, July 8, 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 RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT [www.planning.lacity.org](http://www.planning.lacity.org).

The meeting was called to order by President Luis Lopez at 4:50 p.m.

Commissioners' present: Javier C. Angulo, Lilia Esther C. Garcia, Luis Lopez, David Marquez

Commissioners' absent: None

1. DEPARTMENTAL REPORT

A. No report

2. COMMISSION BUSINESS

A. Advanced Calendar

Three commissioners will be at the July 22, 2009 meeting.

B. Commission Requests

A request that City staff return on July 22, 2009 to complete their presentation of CPC-2008-1467-CDO, Echo Park Community Design Overlay at which time the Commissioners will comment.

C. Approved the Minutes from June 10, 2009.

Moved: Marquez  
Seconded: Garcia  
Ayes: Angulo, Lopez

**Vote: 4 - 0**

D. Approved the Minutes from June 24, 2009.

Moved: Angulo  
Seconded: Marquez  
Ayes: Garcia, Lopez

**Vote: 4 – 0**

3. **ZA-2007-4680-CU-1A**

CEQA: ENV-2006-6591-MND-REC2

Plan: Boyle Heights

**Council District: 14**

**Expiration Date: 7/21/09**

**Appeal Status:** Not further appealable  
to City Council

**PUBLIC HEARING – Required**

**Project Location: 1908 E. 4<sup>th</sup> Street**

**REQUESTED ACTION:**

An appeal of the Zoning Administrator's decision, 1) pursuant to Los Angeles Municipal Code Section 12.24-W,4, for the denial of a Conditional Use request to permit a car wash rack within 50 feet of a residential zone in lieu of the required 100 feet, which is required under Sections 12.14,A.9 and 12.22-A,28(a)(3), and 2) pursuant to Los Angeles Municipal Code Section 12.24-W,27, for the denial of a Conditional Use to allow a car wash use in a commercial corner development/mini-shopping center; and the denial of environmental clearance Mitigated Negative Declaration ENV-2006-6591-MND-REC.

**RECOMMENDED ACTION:**

**Deny** the appeal; **sustain** the Zoning Administrator's decision, 1) for the denial of a Conditional Use request to permit a car wash rack within 50 feet of a residential zone in lieu of the required 100 feet, which is required under Sections 12.14,A.9 and 12.22-A,28(a)(3), and 2) for the denial of a Conditional Use to allow a car wash use in a commercial corner development/mini-shopping center; and **consider** environmental clearance Mitigated Negative Declaration ENV-2006-6591-MND-REC.

**APPLICANT:** Jesus Gutierrez

**APPELLANT:** Ken Stockton, Ken Stockton Architects, Inc.

**Staff:** Sue Chang (213) 978-3304

**DISCUSSION**

Planning staff presented the report and corrected the CEQA number listed on the agenda. A representative from Council District 14 spoke in support of the project. Commissioner Angulo left the meeting at 6:00 p.m. due to a prior commitment. The

Commissioners discussed several modifications to the project with the appellant, applicant, and department staff.

**MOTION:** To grant the appeal in part, modify the conditions and findings as discussed, and adopt Mitigated Declaration ENV-2006-6591-MND-REC.

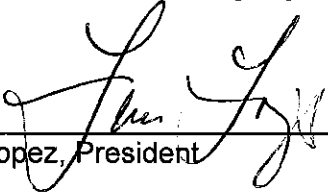
Moved: Marquez  
Seconded: Garcia  
Ayes: Lopez  
Absent: Angulo

**Vote: 3 – 0**

4. PUBLIC COMMENT

None

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 9:56 p.m.

  
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Luis Lopez, President

  
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Rhonda Ketay, Commission Executive Assistant  
East Los Angeles Area Planning Commission

Adopted on October 28, 2009