

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, OCTOBER 27, 2010, 4:30 P.M.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CALIFORNIA 90065**

Luis Lopez, President  
Javier C. Angulo, Vice President  
Lilia Esther C. Garcia, Commissioner  
David Marquez, Commissioner  
Kei Nagao, Commissioner

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

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) No. 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.

**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. All concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, by noon of the day prior to the date of the meeting at which the item is to be heard (15 copies must be provided). 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.lacity.org/PLN](http://www.lacity.org/PLN). Click the **"Meetings and Hearings"** quick link. Agenda is available under the East Los Angeles service area.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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 90<sup>th</sup> 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. **DEPARTMENT REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of Minutes: September 22, 2010

3. **CPC-2010-714-MSC**

**CEQA:** ENV-2010-715-ND

**Council District:** All

**Plan:** Citywide

**Project location:** Citywide, with the exception of single-family land uses.

**Proposed Project:** No development project is proposed. The new Citywide Design Guidelines under consideration will establish, for the first time, basic urban design considerations for Multi-Family Residential, Commercial, and Industrial projects with respect to the entire building envelope and project site. The Design Guidelines include elements of the Walkability Checklist, as well as best practices from many of the City's established overlay districts and specific plans. The Design Guidelines will address context-sensitive design and neighborhood compatibility as well as overarching design themes found in the City's Framework Element and 35 Community Plans. The Objectives under which individual Design Guidelines are organized are rooted in the 10 Urban Design Principles in the Framework Element (pending adoption by City Council) with a focus on addressing neighborhood compatibility, ensuring that new buildings are of high architectural quality, and integrating sustainability. The Guidelines cover a range of topics such as Site Planning and Building Orientation, Building Design and Articulation, Open Space and Landscaping, and Signage and Lighting.

The Citywide Design Guidelines will be implemented on discretionary projects subject to review by the Department of City Planning. The enclosed exhibits are submitted to the Area Planning Commission for review and comment. The City Planning Commission is the decision-making body for the adoption of this document.

**APPLICANT:** City of Los Angeles

**Recommended Action:**

1. **Review and comment** regarding the proposed Citywide Design Guidelines.

**Staff:** Michelle Sorkin (213) 978-1199

4. **ZA-2008-3924-CU-1A**  
**CEQA:** ENV-2008-3925-MND

**Plan:** Northeast Los Angeles

**Council District:** 14 - Huizar  
**Expiration Date:** 10/27/10 extended  
**Appeal Status:** Not further appealable

***CONTINUED FROM SEPTEMBER 22, 2010***

**PUBLIC HEARING**

**Location:** 5376 Huntington Drive

**Requested Action:**

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,27, for the denial of a Conditional Use for the retro-fitting of an existing 1,010 square-foot canopy, demolition of an existing lube bay and commercial structure, in conjunction with the construction of a Commercial Corner Development with having a proposed car wash operating between the hours of 7 a.m. and 9 p.m., and a new 1,839 square-foot food mart and gas station, with operating hours of 24 hours per day seven days per week, frontages on the food mart facing the street with less than 50 percent glazing, and with less than a 5-foot landscaped area along the street frontages, and denial of the environmental clearance Mitigated Negative Declaration ENV-2008-3925-MND.

**APPLICANT:** Sun Lim  
Representative: Ahmad Ghaderi, A & S Engineering

**APPELLANT:** Same

**Recommended Action:**

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of a Conditional Use for the retro-fitting of an existing 1,010 square-foot canopy, demolition of an existing lube bay and commercial structure, in conjunction with the construction of a Commercial Corner Development with having a proposed car wash operating between the hours of 7 a.m. and 9 p.m., and a new 1,839 square-foot food mart and gas station, with operating hours of 24 hours per day seven days per week, frontages on the food mart facing the street with less than 50 percent glazing, and with less than a 5-foot landscaped area along the street frontages.
3. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2008-3925-MND.

**Staff:** Al Landini (213) 369-0552

5. **ZA-2009-3087-ZV-ZAA-1A**  
**CEQA:** ENV-2009-3088-MND

**Plan:** Boyle Heights

**Council District:** 14 - Huizar  
**Expiration Date:** 11/1/10  
**Appeal Status:** Zone Variance is further appealable if approved

## **PUBLIC HEARING**

**Location: 2530 East Cincinnati Street**

### **Requested Action:**

An appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the approval of **1)** a Variance to permit the construction use and maintenance of, **a)** a new two story 26,756 square-foot boys and girls club to replace an existing boys and girls club as not otherwise permitted by Section 12.10-A of the Los Angeles Municipal Code, and **b)** to permit the provision of 12 off-street parking spaces in lieu of the 50 parking spaces otherwise required by Section 12.21-A,4(d) of the Los Angeles Municipal Code and, pursuant to Los Angeles Municipal Code Section 12.28, for the approval of **2)** Zoning Administrator's Adjustments to permit construction use and maintenance of, **a)** a 14-foot high wall/fence/gate around a swimming pool and equipment area in the front, rear and side yards, in lieu of the 3 feet 6 inches and 6 feet otherwise permitted by Section 12.21-C,1(g) of the Los Angeles Municipal Code, and **b)** a 0-foot to 5-foot front yard and a 0-foot rear yard, in lieu of the 15-foot and rear yards as otherwise required by Section 12.10-C of the Los Angeles Municipal Code, and **c)** a 0-foot easterly side yard and a 5-foot westerly side yard, in lieu of the 25-foot yards otherwise required by Section 12.21-C,3(b) of the Los Angeles Municipal Code, all located on a 26,629 square-foot lot in the R3-1 Zone, and finding the environmental clearance Mitigated Negative Declaration ENV-2009-3088-MND.

**PPLICANT:** Variety Boys and Girls Club  
Representative: Bruce A. Miller

**APPELLANT:** Same

### **Recommended Action:**

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of **1)** a Variance to permit the construction use and maintenance of, **a)** a new two story 26,756 square-foot boys and girls club to replace an existing boys and girls club as not otherwise permitted, and **b)** to permit the provision of 12 off-street parking spaces in lieu of the 50 parking spaces otherwise required and, for the approval of **2)** a Zoning Administrator's Adjustments to permit construction, use and maintenance of **a)** a 14-foot high wall/fence/gate around a swimming pool and equipment area in the front, rear and side yards, in lieu of the 3 feet 6 inches and 6 feet otherwise permitted, and **b)** a 0-foot to 5-foot front yard and a 0-foot rear yard, in lieu of the 15-foot and rear yards as otherwise required, and **c)** a 0-foot easterly side yard and a 5-foot westerly side yard, in lieu of the 25-foot yards otherwise required, all located on a 26,629 square-foot lot in the R3-1 Zone.
3. **Find** the environmental clearance Mitigated Negative Declaration ENV-2009-3088-MND.

**Staff:** Albert Landini (213) 369-0552

## **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, November 10, 2010** 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](mailto:APCELA@lacity.org).