

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 10, 2011, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

Luis Lopez, President
Javier C. Angulo, Vice President
David Marquez, Commissioner
Kei Nagao, Commissioner
Vacant, Commissioner

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) No. 3 and 4.

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. 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 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. **DEPARTMENT REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of Minutes: February 9, 2011 and June 8, 2011

D. Election of Officers

3. **ZA-1992-0707-ZV-PA1-1A**

CEQA: ENV-2010-2840-CE

Council District: 14

Expiration Date: 7/15/11 extended

Plan: Boyle Heights

Appeal Status: Not further appealable

CONTINUED FROM MAY 25, 2011

PUBLIC HEARING

Location: 3455 East Percy Street

Requested Action:

An appeal of the Zoning Administrator's determination pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U **1)** that partial compliance has been attained with the conditions of the prior grant required under Case No. ZA 92-0707(ZV) approving a Variance to allow a 20,000-square-foot addition containing 20 rooms, plus 17 additional parking spaces to an existing 48-room retirement hotel for senior citizens in the RD1.5 Zone and, **2)** that a majority of the conditions of Case No. ZA 92-0707(ZV) are relevant to the construction associated with the addition to the retirement hotel; but are not operating conditions that are applicable to the current use on the subject site [Percy Village], and **3)** that operating conditions are necessary to address community allegations of nuisance activities that are associated with the operation of Percy Village resulting in detrimental impacts to the surrounding properties, and finding the project to be Categorically Exempt under Class 1, Category 22 of Article III, Section 1 of the City CEQA Guidelines (Sections 153000-15333, State CEQA Guidelines).

APPLICANT: Chief Zoning Administrator, Office of Zoning Administration

APPELLANTS: 1) Alex Tucciarone, Percy Village, LLC
Representative: Kim Savage, Law Office of Kim Savage

2) Sylvia Duarte
Representative: Michael Gonzalez

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's determination **1)** that partial compliance has been attained with the conditions of the prior grant required under Case No. ZA 92-0707(ZV) approving a Variance to allow a 20,000-square-foot addition containing 20 rooms, plus 17 additional parking spaces to an existing 48-room retirement hotel for senior citizens in the RD1.5 Zone and, **2)** that a majority of the conditions of Case No. ZA 92-0707(ZV) are relevant to the construction associated with the addition to the retirement hotel; but are not operating conditions that are applicable to the current use on the subject site [Percy Village], and **3)** that operating conditions are necessary to address community allegations of nuisance activities that are associated with the operation of Percy Village resulting in detrimental impacts to the surrounding properties.
3. **Find** that the project is Categorically Exempt under Class 1, Category 22 of Article III, Section 1 of the City CEQA Guidelines (Sections 153000-15333, State CEQA Guidelines).

Staff: Sue Chang 213-978-3304

4. **ZA-2009-3000-ZV-1A**

CEQA: ENV-2009-2241-MND

Council District: 1

Expiration Date: 8/23/11

Plan: Northeast Los Angeles

Appeal Status: Further appealable to City Council if approved

PUBLIC HEARING

Location: 2616 North Idell 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, to deny a Variance from Section 12.09.1 of the Municipal Code to permit the conversion, use and maintenance of an existing 5,760 square-foot, 34-room single room occupancy hotel into an adult board and care facility having 17 rooms for 34 patrons in the RD1.5-1-CDO, and an appeal of the the Zoning Administrator's decision to not adopt the action of the City in issuing a Mitigated Negative Declaration ENV-2009-2241-MND.

APPLICANT: Sumant Patel
Representative: Vlad Garber

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to deny a Variance to permit the conversion, use and maintenance of an existing 5,760 square-foot , 34-room single room occupancy hotel into an adult board and care facility having 17 rooms for 34 patrons in the RD1.5-1-CDO.

3. **Sustain** the Zoning Administrator's decision to not adopt the action of the City in issuing a Mitigated Negative Declaration ENV-2009-2241-MND.

Staff: Sue Chang 213-978-3304

5. **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, August 24, 2011** 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.