

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 14, 2012, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

Luis Lopez, President
Javier C. Angulo, Vice President
Ana Hanson, 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 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: January 11, 2012 and February 22, 2012

3. **ZA 2011-2241-CUW-1A**

CEQA: ENV 2011-2242-MND

Council District: 1

Expiration Date: 3/14/2012

Plan: Northeast Los Angeles

Appeal Status: Not further appealable

LACK OF QUORUM ON FEBRUARY 22, 2012

PUBLIC HEARING

Location: 2900-2910 North San Fernando Road

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, approving a Conditional Use to allow the installation, operation and maintenance of a wireless telecommunications facility consisting of a 70-foot high monopole disguised as a pine tree (monopole) in the [Q]M1-1-CDO Zone, and the adoption of Mitigated Negative Declaration ENV 2011-2242-MND as the environmental clearance.

APPLICANT: Christal Travers, Verizon Wireless

Representative: Argineh Mailian, Core Development Services

APPELLANT: Bradley, Ruby De Vera, Andy Montealegre

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's Decision to approve a Conditional Use to allow the installation, operation and maintenance of a wireless telecommunications facility consisting of a 70-foot high monopole disguised as a pine tree (monopole) in the [Q]M1-1-CDO Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2011-2242-MND.

Staff: Jeff Pool (213) 978-9987

4. **ZA 2010-0028-CUB-CU-1A**
CEQA: ENV 2010-0029-MND

Council District: 14
Expiration Date: 3/14/2012
Plan: Northeast Los Angeles
Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 22, 2012

PUBLIC HEARING

Location: 2960 W Broadway

Requested Action:

An appeal of the Zoning Administrator's decision to: 1) deny Conditional Uses, pursuant to the provisions of Sections 12.24-W,4 and 12.24-W,27, to permit a car wash with entry, exit or openings within 100 feet of a residential zone or use, deviating from the development standards as required by Section 12.22-A,28 of the Code, and a request to allow the construction, use and maintenance of a car wash in a Commercial Corner Development that does not comply with development standards and operating conditions as required by Section 12.22-A,28, including hours of car wash operation from 7 a.m. to 7 p.m. daily, in lieu of those otherwise required: Monday through Friday, 7 a.m. to 7 p.m., Saturday 9 a.m. to 8 p.m., and Sunday 11 a.m. to 8 p.m.; 2) approve a Conditional Use, pursuant to the provisions of Section 12.24-W,1, to permit the sale and dispensing of beer and wine only for off-site consumption, in conjunction with the operation of an existing gasoline station and proposed food mart; and 3) approve a Conditional Use, pursuant to the provisions of Section 12.24-W,27, to permit 24-hour daily operations in conjunction with the gasoline station and food mart within a Commercial Corner Development; and the adoption of Mitigated Negative Declaration ENV 2010-0029-MND as the environmental clearance.

APPLICANT: Tony Alwan
Representative: George Alwan

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator in: **1)** denying Conditional Uses, pursuant to the provisions of Sections 12.24-W,4 and 12.24-W,27, to permit a car wash with entry, exit or openings within 100 feet of a residential zone or use, deviating from the development standards as required by Section 12.22-A,28 of the Code, and a request to allow the construction, use and maintenance of a car wash in a Commercial Corner Development that does not comply with development standards and operating conditions as required by Section 12.22-A,28, including hours of car wash operation from 7 a.m. to 7 p.m. daily, in lieu of those otherwise required: Monday through Friday, 7 a.m. to 7 p.m., Saturday 9 a.m. to 8 p.m., and Sunday 11 a.m. to 8 p.m.; **2)** approving a Conditional Use, pursuant to the provisions of Section 12.24-W,1, to permit the sale and dispensing of beer and wine only for off-site consumption, in conjunction with the operation of an existing gasoline station and proposed food mart; and 3) approving a Conditional Use, pursuant to the provisions of Section 12.24-W,27, to permit 24-hour daily operations in conjunction with the gasoline station and food mart within a Commercial Corner Development, subject to Conditions of Approval.

3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2011-2412-MND.

Staff: Rogelio Flores (213) 978-1365

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, March 28, 2012** 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.