

Informacion en Espanol acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 12, 2003, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 North Figueroa St.
Los Angeles, CA 90065**

Helmi A. Hisserich, President
Yolanda Chavez, Commissioner
Mary George, Commissioner
Rolando Cuevas, Commissioner
Greg A. Wesley, Commissioner

Greg Bartz, Commission Executive Assistant
(213) 978-1293; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A TWO-PART SPEAKER'S REQUEST FORM AND SUBMIT BOTH COPIES OF IT TO THE COMMISSION EXECUTIVE ASSISTANT.

To ensure that the Commission has ample opportunity to review written material, all participants who wish to submit such material on agendized items should submit them to the Commission Office, 200 N. Spring St., Rm 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, to coordinate with the Commission Office mailing deadline.

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS 5, 6, AND 7

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

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 agendized 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 the 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. **ELECTION OF OFFICERS**

- A. Election of Commission President and Vice-President - continued from January 08, 2003 meeting

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of January 08, 2003
- D. Note for record: The January 22, 2003 meeting was canceled due to lack of a quorum.

4. **APCE 2002- 1913(SPP)(ZAA)(YV)**

Location: 3112 & 3118 Verdugo Pl.

Council District: 13

Plan: Northeast Los Angeles

Expiration Date: 02/12/03

Appeal Status: Further appealable to City Council

CEQA: ENV 2002-1914-MND

PUBLIC HEARING COMPLETED ON JANUARY 10, 2003

A **Project Permit Compliance** with the Mount Washington-Glassell Park Specific Plan, pursuant to Section 11.5.7C of the Municipal Code; a **Zoning Administrator Adjustment**, pursuant to Section 12.28 of the Municipal Code, from Section 12.09.C.4 of the Municipal Code to permit a duplex at 3112 Verdugo Place on a lot having an area of 3,048 square feet in lieu of a minimum 4,000 square feet required, and to permit a duplex at 3118 Verdugo Place on a lot having an area of 3,259 square feet in lieu of a minimum 4,000 square feet required; a **Yard Variance**, pursuant to Section 12.27 of the Municipal Code, from Section 12.21A17(b)2 to permit reduced side yards of five feet and five feet-four inches in lieu of six feet-four inches, and from Section 12.22C6 to permit a reduced front yard setback of six feet in lieu of the required ten feet;

FOR construction of a 2-story duplex of 2,997 square feet with a 4-car subterranean parking garage at 3112 Verdugo Place and construction of a 2-story duplex of 3,041 square feet with a 4-car subterranean parking garage at 3118 Verdugo Place.

APPLICANT: Bradley/E.B.E. Associates, Inc.

Recommendation: 1. **Approve** the Zoning Administrator Adjustments as requested, subject to the Conditions of Approval; 2. **Approve** the Yard Variances as requested, subject to the Conditions of Approval; 3. **Approve** the Specific Plan Project Permit Compliance, subject to the Conditions of Approval; 4. **Adopt** Categorical Exemption No. ENV 2002-1917-MND; 5. **Adopt** the Planning Department Findings
Staff: Lynda J. Smith (213) 978-1170

5. **ZA 2002-2466(CU)-A1**

Continued from 01/22/03

CEQA: ENV 2002-2467-CE

Location: 1639 Silver Lake Bl. and
1638 N. Rendall Pl.

Council District: 4

Plan: Silver Lake-Echo Park

Expiration Date: 02/18/03

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a request for a Conditional Use Permit to allow the construction, use and maintenance of a cellular telecommunications site.

APPLICANT: AT&T Wireless / Pyramid Network Services, Thomas Gorham (Representative)

APPELLANT: Anne Sahagian, representing neighbors in opposition

Staff recommends denial of the appeal
Albert Landini (213) 978-1467

6. **ZA 2002-2969(CU)-A1**

CEQA: ENV 2002-2970-CE

Location: 951 W. La Loma Rd.

Council District: 14

Plan: Northeast Los Angeles

Expiration Date: 03/18/03

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,49, and 12.24-F of a **Conditional Use** to permit wireless telecommunications facilities exceeding 30 feet in height in the OS-1XL Zone.

APPLICANT: Cingular Wireless / The Consulting Group Inc., Barry Hammond (Representative)

APPELLANT: Jessica Wethington for The Eagle Rock Association, The Eagle Rock Beautiful Collaborative and neighbors

Staff recommends denial of the appeal
Daniel Green (213) 978-1304

7. [DIR 2002-2862\(SPP\)-A1](#) (859 N. Rome Dr.)
[DIR 2002-2864\(SPP\)-A1](#) (847 N. Rome Dr.)
[DIR 2002-2866\(SPP\)-A1](#) (851 N. Rome Dr.)

Location: 859, 847 AND 851 N. Rome Dr.
Council District: 14
Plan: Northeast Los Angeles
Expiration Date: 01/08/03 extended
Appeal Status: Not further appealable

CEQA: ENV 2002-2863-CE
ENV 2002-2865-CE
ENV 2002-2867-CE

PUBLIC HEARING

AN APPEAL of a Planning Director's Determination on the application of the provisions of the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707) for the conditional approval of revised plans for construction of three new 3,060 square foot single-family dwellings with a 650 square foot attached garage on three adjacent legal lots.

APPLICANT: Esther and Abdel Megeed Soliman and Dale Bates

APPELLANT: Patrushkha Mierzua representing Concerned Citizens of Rome Drive

Staff recommends denial of the appeal
Charles J. Rausch (213) 978-1167

8. [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, February 26, 2003**
at Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 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) 978-1293.