

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

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 23, 2003, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 North Figueroa St.
Los Angeles, CA 90065**

Greg A. Wesley, President
Mary George, Vice-President
Yolanda Chavez, Commissioner
Helmi A. Hisserich, Commissioner
VACANT, 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 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. 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, 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, 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

1. ELECTION OF OFFICERS

2. DEPARTMENTAL REPORT - ITEMS OF INTEREST

3. COMMISSION BUSINESS

A. Advance Calendar

- 1.) "El Mercado" appeal scheduled for August 27, 2003 (*controversial*)
Case No. ZA 2002-6818(CU)(ZV)-A1, 3425 E. First St.

B. Commission Requests

C. Minutes of June 25, 2003

4. ZA 2002-6986(ZAA)-A1

Location: 3697 Roseview Ave.

Council District: 1

Plan: Northeast Los Angeles

CEQA: ENV 2002-6987-CE

Expiration Date: 07/02/03 extended

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL of Conditions, elements or parts of an Associate Zoning Administrator's **approval**, pursuant to Los Angeles Municipal Code Section 12.28, of an **Adjustment** from Section 12.21-C,(g) of the Code to permit the construction, use and maintenance of a wood fence and hedges, varying in height from four feet to eleven feet within the front yard setback area of a single-family dwelling.

APPLICANT: Mark Rataj & Jerry Wanke

APPELLANT: Same

Staff recommendation: Denial of the appeal

Jon Perica (213) 978-1306

5. **APCE 2003-1028(SPE)(SPP)**

Location: 433 AND 437 Museum Dr.

Council District: 14

Plan: Northeast Los Angeles

CEQA: ENV 2003-1029-CE

Expiration Date: 07/23/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED ON JUNE 06, 2003

1. A **Specific Plan Exception**, pursuant to Section 11.5.7F of the Municipal Code, from Section 6.A (Floor Area Regulations) of the Mount Washington / Glassell Park Specific Plan (Ordinance No. 168,707) to permit construction of two single-family dwellings with floor areas of 2,239 square feet and 2,209 square feet in lieu of the maximum 1,709 square feet and 1,677 square feet respectively, as required by the Specific Plan's floor area ratio limitation; and
2. A **Project Permit Compliance** with the Mount Washington / Glassell Park Specific Plan, pursuant to Section 11.5.7C of the Municipal Code;

FOR construction of two, 2-story (36 feet high), single-family dwellings with attached two-car garages. The proposed dwelling at 433 Museum Drive will be 2,239 square feet and the proposed dwelling at 437 Museum Drive will be 2,209 square feet.

APPLICANT: Vahagh Kagramanyan

Staff recommendation: **Disapprove** the requested Specific Plan Exceptions and the Project Permit Compliance; adopt the Planning Department Findings Planning staff: Lynda J. Smith (213) 978-1170

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, August 13, 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.