

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

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 27, 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 ITEM NO. 6

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
CE - Categorical Exemption

1. ELECTION OF OFFICERS

2. DEPARTMENTAL REPORT - ITEMS OF INTEREST

3. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

C. Minutes of June 25, 2003

4. APCE 2003-2919(CU)

Location: 238 N. San Fernando Rd.

Council District: 1

Plan: Northeast Los Angeles

CEQA: ENV 2003-1373-MND

Expiration Date: 08/27/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED ON JULY 16, 2003

A **Conditional Use**, pursuant to Section 12.24.V.2 of the Municipal Code, to allow a mixed use development with a floor area ratio (FAR) of 3 to 1 (3 times the buildable area of the lot) for the entire project in lieu of the maximum 1.5 to 1 FAR limit.

FOR conversion and a one-story rooftop addition to an existing four-story warehouse building into a mixed-use residential / commercial development, new construction of a five-story residential building, and construction of a new three-level parking structure; all composed of 105 residential condominium units, six commercial condominium units (14,817 square feet of commercial space and 750 square feet for a café), with 146 parking spaces.

APPLICANT: Ryan Lehman, Livable Places, Inc. / Craig Lawson, Craig Lawson & Co., LLC (Representative)

Staff recommendation: **Approve** the requested Conditional Use subject to the Conditions of Approval; adopt Mitigated Negative Declaration No. ENV 2003-1373-MND; adopt the Planning Department Findings
Planning Staff: James Tokunaga (213) 978-1174

5. **APCE 2003-2752(SPE)(SPP)**
Continued from 08/13/03

Location: 6000, 6008-6044 E. Echo St.
Council District: 1
Plan: Northeast Los Angeles

CEQA: ENV 2003-2753-MND
Expiration Date: extended to 09/18/03
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED ON JUNE 20, 2003

1. A **SPECIFIC PLAN EXCEPTION**, pursuant to Section 11.5.7F of the Municipal Code, from the Avenue 57 Transit Oriented District Specific Plan (Ordinance No. 174,663) for the following:
 - a. Section 12 A (1) to permit each 30 new multiple family dwelling units to contain one bedroom , in lieu of the minimum two bedrooms required;
 - b. Section 12 a (2) to permit more than two lots to be combined with a total lot area of 38,923 square feet in lieu of the requirement that no more than two lots be tied or otherwise combined together to form a site for the construction of a single residential building and a combined lot area of less than 10,000 square feet;
2. A **PROJECT PERMIT COMPLIANCE**, pursuant to Section 11.5.7 C of the Municipal Code, with the Avenue 57 Transit Oriented District Specific Plan.

FOR rehabilitation of 11 existing historic single- and multi-family buildings and a church, and the new construction of five additional two-story buildings ranging in height from 22 feet-8 inches to 24 feet-8 inches, The rehabilitated buildings will be reconfigured to contain a total of 17 dwelling units. The new buildings will contain 30 dwelling units. There will be a total of 47 dwelling units on the site. The existing church will remain as a place of worship. Of the 47 units, 45 will be rented to low and very low income seniors, one will be occupied by a caretaker and one will be used by the church. Two existing structures on the site (an illegal addition to a historic structure and a garage) will be demolished. Both structures are non-contributing to the Highland Park Historic Preservation Overlay Zone. The project will also provide a community room, courtyards, landscaped open space and a community garden for residents. The project proposes to provide 15 on-site parking spaces.

APPLICANT: Richard Kim, Christ Faith Mission / Channa Grace (Representative)

Staff recommendation: **Approve** the requested **Specific Plan Exceptions** and **Specific Plan Project Permit Compliance** subject to the Conditions of Approval; **adopt** Mitigated Negative Declaration No. ENV 2003-2753-MND; **adopt** the Planning Department Findings Planning Staff: James Tokunaga (213) 978-1174

6. **ZA 2002-6818(CU)(ZV)-A1**

Location: 3425 E. First St.

Council District: 14

Plan: Boyle Heights

CEQA: ENV 2002-6819-MND

Expiration Date: 09/28/03

Appeal Status: Conditional Use not further appealable
Zone Variance grant further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's **1.) approval**, pursuant to Los Angeles Municipal Code Section 12.24-W,37, of a **Conditional Use Permit** to allow the use and maintenance of public parking on 12 record lots in a residential zone for the use of an existing commercial market, and **2.) approval**, pursuant to Los Angeles Municipal Code Section 12.27-B,1 and Charter Section 562, of a **Variance** from Sections 12.10 and 12.12.1-A of the Los Angeles Municipal Code to permit the continued use and maintenance of 20 permanent outdoor vendor stalls in the R3 and P-1 Zones.

APPLICANT: Pedro Rosado, El Mercado De Los Angeles / Robert Katherman, Jim Marquez
(Representatives)

APPELLANT: Miguel Angel Perez, Boyle Heights Neighborhood Alliance

Staff recommendation: Denial of the appeal Planning Staff: Lourdes Green (213) 978-1313

7. **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, September 10, 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.