

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

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MAY 14, 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  
Rolando Cuevas, 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 3, 4 and 5

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 90<sup>th</sup> 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. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of April 23, 2003

3. **DIR 2002-2237(SPP)(M1)-A1**

**Location:** 3760 Mayfair Ave.

**CEQA:** ENV 2002-2238-CE

**Council District:** 1

**Plan:** Northeast Los Angeles

**Expiration Date:** 06/23/03 extended

**Appeal Status:** Not further appealable

**PUBLIC HEARING**

AN APPEAL of a Planning Director's Determination on a request for modification of Condition No. 14 restricting the hours of construction on a new single-family development approved under Case No. DIR 2002-2237(SPP)

**APPLICANT:** Timothy Lefevre

**APPELLANT:** Same

Staff recommendation: Denial of the appeal

Terry Speth (213) 978-1180

4. **ZA 2001-3150(CU)(ZV)-A1**  
**Location:** 2005 E. 4<sup>th</sup> St.

**CEQA:** ENV 2001-3151-MND

**Council District:** 14

**Plan:** Boyle Heights

**Expiration Date:** 06/01/03

**Appeal Status:** Conditional Use is not further appealable  
Variance grant is further appealable

PUBLIC HEARING

**The hearing involves** an appeal from Conditions, elements or parts of an Associate Zoning Administrator's **1.) denial**, pursuant to Los Angeles Municipal Code Section 12.24-W-27, of a **request to deviate** from the requirements of Section 12.22-A, 23 relative to the requirements to provide a recycling area or room; and **2.) approval**, pursuant to Los Angeles Municipal Code Sections 12.24-W,17 and 27, of a **Conditional Use** Permit for a 3,080 square-foot fueling station with eight fueling sites, 1,544 square-foot convenience store and 565 square-foot fast food establishment with a drive through window and specified deviations for hours of operation for the fueling station/convenience store/fast food and to allow approximately 35 percent exterior transparent window in lieu of 50 percent; and **3.) approval**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a **Variance** from "Q" Condition of Subarea 2340 A of Ordinance No. 166,585 to allow an expansion of an existing use in lieu of the "Q" Condition which limits the use to existing uses and thereafter conformance to the RD1.5-1 Zone.

**APPLICANT:** Harry Hahn, Hahn's Texaco Service / Patrick O. Fiedler, Fred Fiedler & Associates  
(Representative)

**APPELLANT:** Same

Staff recommendation: Denial of the appeal

David Kabashima (213) 978-1312

5. **ZA 2002-6940(CU)-A1**  
**Location:** 2543 Armstrong Ave.

**CEQA:** ENV 2002-6941-MND

**Council District:** 13

**Plan:** Silver Lake-Echo Park

**Expiration Date:** 06/03/03

**Appeal Status:** Not further appealable

PUBLIC HEARING

**The hearing involves** an appeal from the entire determination of an Associate Zoning Administrator's **1.) denial**, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a **Conditional Use Permit** for the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of a 75-foot high monopine and supporting equipment and **2.) denial**, pursuant to Los Angeles Municipal Code Section 12.24-F, of a **request to exceed** the maximum height limit of 30 feet to the 1XL Height District.

**APPLICANT:** Mark Rivera, Cingular Wireless / Bob Frankel, The Consulting Group, Inc. (Representative)

**APPELLANT:** Same

Staff recommendation: Denial of the appeal

R. Nicolas Brown (213) 978-1314

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, May 28, 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.