

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

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 14, 2004, 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
Michael Fleming, Commissioner
Alexis Moreno, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1295; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT 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. 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, 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

4. **ZA 2003-6227(ZV)(YV)(ZAA)(SPR)-1A**

CEQA: ENV 2003-6041-MND

Plan: Silver Lake-Echo Park

Council District: 13

Location: 4201 Sunset Boulevard

Expiration Date: 05/15/04

Appeal Status: Zone Variance and Yard Variance further appealable, if granted Zoning Administrator Adjustment and Specific Site Plan not further appealable

PUBLIC HEARING

AN APPEAL, from the entire determination of a Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of **Variances** from:

Section 12.21-A,4(a) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a parking garage for 32 parking spaces in lieu of the required 64 parking spaces; and

Sections 12.21-C,5(h) and 12.23-B of the Los Angeles Municipal Code to allow a use to cross over from a less restrictive zone (C1) to a more restrictive zone (R4); and

Sections 12.11-C,4 and 12.13-C,4 of the Los Angeles Municipal Code to permit 64 affordable Senior housing units in lieu of the permitted 41 units; and

Sections 12.21.1-A,1 and 12.13-C,4 of the Los Angeles Municipal Code to permit a maximum total floor area of 46,000 square feet in lieu of 29,800 square feet consisting of a maximum floor area of 33,500 square feet in lieu of 21,240 square feet in the C1-1VL zoned portion and a maximum floor area of 12,500 square feet in lieu of the permitted 8,560 square feet in the R4-1VL zoned portion; and

Section 12.21-A,1 of the Los Angeles Municipal Code to permit a maximum building height of 57 feet, plus a dome and spire element of 72 feet in height in lieu of the permitted 45-foot maximum height limit; and

Section 12.21-G,2 of the Los Angeles Municipal Code to permit the provision of 4,400 square feet of common open space in lieu of the Code required 6,675 square feet of open space and to allow the planting of eight 24-inch box trees in lieu of the 16 trees required; and

Pursuant to Los Angeles Municipal Code Section 12.28, approval of **Adjustments** from Sections 12.11-C and 12.13-C of the Los Angeles Municipal Code to permit reduced front, side and rear yard setbacks of up to Zero (0) feet in lieu of the required 15- and 10-foot front yards of the R4 and C1 Zones respectively, 8-foot side yards and 17-foot rear yards; and

Pursuant to Los Angeles Municipal Code Section 16.05-E and 16.05-F, approval of the **Site Plan** for the senior housing development noted, supra.

APPLICANT: Joe Stalzer / Affordable Housing CDC, Inc.

APPELLANT: Mary Rodriguez

STAFF RECOMMENDS DENIAL OF APPEAL.

R. Janovici (213) 978-1318

5. **ZA 2003-5649(ZV)-1A**

Council District: 14

Location: 4990 E. Huntington Drive South

CEQA: ENV 2003-5650-CE

Expiration Date: 05/11/04

Plan: Northeast Los Angeles

Appeal Status: Further appealable to City Council if granted

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's approval, pursuant to Charter 562 and Los Angeles Municipal Code Section 12.27, of a Variance from 12.04.09-A of the Municipal Code to permit the establishment, use and maintenance of a community service center as otherwise not allowed in the PF-1 Zone.

APPLICANT: Frank Ferdon/Century El Sereno

APPELLANT: Alvin Parra

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel Green (213) 978-1304

4. **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, April 28, 2004**
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) 978-1295.