

*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 26, 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. 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 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  
CE - Categorical Exemption

1. **ELECTION OF OFFICERS**

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

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **CPC 2003-4221(MSC)**

**CEQA:** ENV 2003-1346-CE

**Plan:** Silver Lake-Echo Park

**Council District:** 1

**Location:** Angelino Heights HPOZ

**Expiration Date:** N/A

**Appeal Status:** N/A

PUBLIC HEARING COMPLETED MARCH 18, 2004

**Angelino Heights** Historic Preservation Overlay Zone (HPOZ) Preservation Plan.

APPLICANT: City of Los Angeles

FOR REVIEW AND COMMENTS ONLY.

Jon Foreman (213) 978-1171

Eileen Schoetzow (213) 978-1240

5. **APCE 2004-1439(MSC)**

**CEQA:** ENV 2004-1440-CE

**Plan:** Northeast Los Angeles

**Council District:** 14

**Location:** 2216, 2228 Colorado Blvd.

**Expiration Date:** 06/14/04

**Appeal Status:** Further appealable to City Council

PUBLIC HEARING

**MISCELLANEOUS PLANS APPROVAL**, pursuant to Section 6 B 2 of the Colorado Boulevard Specific Plan, (Ordinance No. 168,046) to permit a business establishment to operate between the hours of 9:00 p.m. and 7:00 a.m. within Subarea 1 of the Specific Plan, which requires approval by the area Planning Commission.

**Extended hours of operation from 5:00 A.M. to 10:00 P.M. daily**, for a 1,460 square-foot retail sales area, which is envisioned to be a coffee shop, and a 1,040 square-foot semi-enclosed seating area. The extended hours of operation are proposed for Building "C" ONLY (2216 and 2228 Colorado Boulevard) which is part of an 18,930 square foot retail development previously approved under Case No. DIR 2001-3476-DRB-SPP-MOD2 and CF 02-2834.

APPLICANT: Joseph W. Rich/Rich Development

STAFF RECOMMENDS APPROVAL.

Jim Tokunaga (213) 978-1174

6. **APCE 2004-0287(CU)(ZV)(SPR)**

**CEQA:** ENV 2003-0428-MND

**Plan:** Northeast Los Angeles

**Council District:** 1

**Location:** 222 Avenue 23

**Expiration Date:** 06/09/04

**Appeal Status:** Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 23, 2004

**CONDITIONAL USE**, pursuant to Section 12.24 of the Municipal Code, for the following:

- a. Pursuant to Section 12.24 V .2 to permit a mixed-use development with an increased floor area ratio (FAR) of up to 2.6 to 1 in lieu of the maximum 1.5 to 1 FAR allowed;
- b. Pursuant to Section 12.24 U.4 to permit a childcare center in the CM Zone;
- c. Pursuant to Section 12.24 F to permit a 59-feet in height building in lieu of the maximum 45 feet permitted by the zone;
- d. Pursuant to Section 12.24 W 27 of the Municipal Code, a Commercial Corner approval for uses which do not comply with the following requirements and conditions enumerated in Section 12.22 A 23:
  - (1) Section 12.22 A 23(a)(1) to allow a 59 foot high building in lieu of the maximum 45 feet permitted;
  - (2) Section 12.22 A 23(a)(3) to allow less than 50 percent transparent windows on the exterior walls that front on adjacent streets in lieu of the minimum 50 percent transparent windows required; and

**VARIANCE**, pursuant to Section 12.27 of the Municipal Code, from Section 12.21 A 4(c) to allow 3 parking spaces for a 4,500 square foot childcare center in lieu of the minimum 9 parking spaces required;

**SITE PLAN REVIEW**, pursuant to Section 16.05 of the Municipal Code, findings for projects which result in an increase of 50 or more dwelling units.

For the demolition of existing buildings and construction of a project consisting of 146 affordable apartment units and a 4,500 square foot childcare center for up to 50 children, for preschool age children from approximately 2 to 5 years, during the hours of 7:00 am to 7:00 pm, Monday through Friday, all within a 192,500 square foot building complex, 4-stories, approximately 59-feet in height, with a total of 149 parking spaces within a subterranean garage, on 94,004 square foot lot. A minimum of four teaching and administrative staff will operate the childcare center.

**APPLICANT:** Percy Vax, AMCAL Flores Del Valley Fund, LP

**STAFF RECOMMENDS APPROVAL OF REQUESTS AS FILED AND DENY WITHOUT PREJUDICE A COMMERCIAL CORNER REVIEW.**  
Jim Tokunaga (213) 978-1174

## 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, June 09, 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.