

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 26, 2005, 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA ST.
LOS ANGELES, CA 90065**

Michael Fleming, President
Alexis Moreno, Vice President
Loretta A. Hernandez, Commissioner
Jason Lyon, Commissioner
Greg Wesley, Commissioner

Lourdes Sanchez, Commission Executive Assistant
(213) 978-1298; 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. 3, 4 and 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. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **ZA 2004-4776-ZAA-1A**

CEQA: ENV 2004-4777-CE
Plan: Silver Lake-Echo Park

Council District: 13
Location: 1635 Grafton Street
Expiration Date: 02-12-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.09.1-B,3 granting the continued use and maintenance of a 212 square-foot addition to a single-family dwelling, observing an existing reduced rear yard setback of 2 feet in lieu of the required 15 feet.

APPLICANT: Roxane Auer and Scott Milbourn
APPELLANT: Ronald Fischer

STAFF RECOMMENDS DENY THE APPEAL.
R. Nicolas Brown, (213) 978-1179

4. **DIR 2004-5152-SPP-1A**
CEQA: ENV 2004-5153-CE
Plan: Northeast Los Angeles

Council District: 14
Location: 440 West Avenue 44
Expiration Date: 02-23-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, of the decision of the Director of Planning in approving a Project Permit Determination for the proposed construction, use and maintenance of a new single-family dwelling over a garage and storage area in the Mount Washington/Glassell Park Specific Plan area.

APPLICANT: Tracy Williams and Teri Kinne

APPELLANT: Ilgvars Dizgalvis

STAFF RECOMMENDS DENY THE APPEAL.
Charles J. Rausch, Jr. (213) 978-1167

5. **APCE-2004-5984-SPE-SPP**
CEQA: ENV 2004-688-MND
Plan: Silver Lake-Echo Park-
Elysian Valley

Council District: 1
Location: 1417-1429 West Temple Street
Expiration Date: 01/26/05
Appeal Status: Appealable to City Council

Public hearing completed on 11-29-04.

EXCEPTIONS, pursuant to Section 11.5.7 of the Municipal Code, from the following provisions of the Central City West Specific Plan (Ordinance 167,944):

1. Section 6.H.2 and 7.D to permit the base permitted floor area on the subject property to be increased in excess of the maximum 125 percent otherwise permitted by the Specific Plan through the transfer of unused permitted floor area from a donor site;
2. Section 7.B to determine the proposed 52-unit, 100 percent affordable residential project as a Public Benefit Resource and therefore eligible for a transfer of floor area;
3. Section 9.A and Appendix C to permit the required dedication of a 2-foot strip of land along Temple Street to be landscaped by the applicant in lieu of street and sidewalk widening; and
4. Appendix D, Subsection C.6 to permit less than one tree for every dwelling unit be planted onsite, which is otherwise required (the applicant proposes 42 on-site trees in lieu of the required 52 on-site trees).

Pursuant to Section 7 of the Central City West Specific Plan, a Transfer of Unused Permitted Floor Area from 1301 Court Street (donor site) to the subject (receiver site); and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code with the Central City West Specific Plan for the proposed construction, use and maintenance of a 52-unit(100% affordable) apartment complex, 4-stories, 57 feet 8 inches in height with 50,454 square feet of floor area, having 51 parking spaces, and 1 van accessible handicapped space for a total of 52 parking spaces on a 32,418 square foot lot, in the C1(CW)75-1.5 zone. The 52-unit project also includes a 30 percent by-right density bonus, as permitted by Section 12.22A 25(e)(3) of the Municipal Code.

APPLICANT: Channa Grace, W.O.R.K.S. (Women Organizing Resources Knowledge and Services)

STAFF RECOMMENDS APPROVAL OF SPECIFIC PLAN EXCEPTION AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE SUBJECT TO CONDITIONS AND DENY THE REQUESTED SPECIFIC PLAN EXCEPTION TO PERMIT THE REQUIRED DEDICATION OF A 2-FOOT STRIP OF LAND ALONG TEMPLE STREET.

Patricia Diefenderfer (213) 978-1174.

6. **AA 2004-4068-PMLA-1A**

CEQA: ENV 2004-4069-CE

Plan: Silver Lake-Echo Park-
Elysian Valley

Council District: 13

Location: 1820 W. Montrose Street

Expiration Date: 12-27-04 (Extended)

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from part of the decision of the Advisory Agency in approving the proposed maximum four-unit condominium conversion, composed of two lots.

APPLICANT: Arthur Misake; Represented by Planex Associates

APPELLANT: Alma L. Pumphrey; Represented by Colin E. Jones

STAFF RECOMMENDS GRANT THE APPEAL IN PART.

Lynn Harper (213) 978-1349

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, February 9, 2005** 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) 978-1298.