

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 23, 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 and 4:

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

C. Director of Planning: Selection Survey Criteria and Public Comment.

3. **ZA 2004-7039-ZAA-1A**

Related Case No.: AA 2004-4709-PMEX

CEQA: ENV 2004-4709-CE

Plan: Northeast Los Angeles

Council District: 14

Location: 4458 North Eagle Place

Expiration Date: 04-09-05

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment to permit a lot width of 40-foot in lieu of the 50-foot lot width required by Section 12.08-C.4 of the Los Angeles Municipal Code in an R1 Zone.

STAFF RECOMMENDS DENIAL OF APPEAL.

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Yechezkel Lehavi; Representative, Ben Manesh

APPELLANT: Robert Delgadillo

4. **ZA 2004-4941-ZV-ZAA-SPR-1A**
CEQA: ENV 2004-4942-CE
Plan: Silver Lake-Echo Park

Council District: 13
Location: 411-435 North Rosenell Terrace
Expiration Date: 04-16-05
Appeal Status: ZV further appealable if approved; ZAA and SPR not further appealable.

PUBLIC HEARING

TWO APPEALS from the Zoning Administrator's approvals of: **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of Variances to permit a height of 77 feet: **a)** in lieu of the 30 feet as required by [Q] Condition No. 6 in Ordinance No. 169,371; and **b)** from Section 12.21.1-A.1 of the Los Angeles Municipal Code limiting the height to 45 feet in the 1VL Height District; **2)** pursuant to the provisions of Section 12.28 of the Code, of Zoning Administrator's Adjustments: **a)** from Section 12.10-C,2 granting a 4-foot side yard after dedication along Rosenell Terrace in lieu of the required 7 feet; and **b)** from Section 12.10-C,1 granting a front yard of 7 feet after dedication along Temple Street in lieu of the 15 feet required; and **3)** pursuant to the provisions of Section 16.05-E of the Code, a Site Plan Review approval. All of the above in conjunction with the proposed construction, use and maintenance of a 52-unit affordable multi-family apartment project with subterranean garage for 65 parking spaces.

STAFF RECOMMENDS DENIAL OF APPEAL.

R. Nicolas Brown (213) 978-1314

APPLICANT: Stephen O'Connell; Representative: Joe Stalzer

APPELLANT: A(1) Felipa Mangosing; Luz Garcia; Lin Kiang Chin; Lai Chu;
Wong Chin; Roselle Cham, et al and

A(2) Bennett Kayser, Greater Echo Park Elysian Neighborhood Council

5. 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 13, 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.