

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 13, 2007, 4:30 P.M.
ROMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CALIFORNIA 90065**

David Marquez, President
Sharon Lowe, Vice President
Patricia Alvarez-Sahagun, Commissioner
Luis Lopez, Commissioner
Fabiola Vilchez, Commissioner

Lourdes Sanchez, Commission Executive Assistant I, (213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4, 5, 6, 7 and 8.

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

On January 24, 2007, the Commission adopted the City Planning Commission's rules as its rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.lacity.org/PLN under "NEW FEATURES" and "FORMS / PROCEDURES." Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

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 East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at www.lacity.org/PLN. Click the "Meetings and Hearings" quick link. Agenda is available under the East Los Angeles service area.

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 agendaed 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 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. DIRECTOR'S REPORT

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Commission Requests.

3. CPC-2006-10393-MSC

CEQA: ENV-2006-10394-CE
Plan: Northeast Los Angeles

Council District: 1
Location: Various
Expiration Date: N/A
Appeal Status: N/A

Public Hearing completed March 27, 2007.

LINCOLN HEIGHTS HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

Preservation Plan for the proposed Lincoln Heights HPOZ area generally bounded on the north by West Avenue Thirty-One, east Avenue Thirty-Three, and Minnesota Street; on the west by the Golden State Freeway (5 Freeway), Daly Street, Pasadena Avenue, and Barranca Street; on the east by Eastlake Avenue and Gates Street; and on the south by Mozart Street, Manitou Avenue and Darwin Avenue

APPLICANT: City of Los Angeles

STAFF RECOMMENDS REVIEW AND COMMENT.

Blake Hendrick, (213) 978-1178.

4. DIR-2005-4901-SPP-1A

CEQA: ENV-2005-9051-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 501 Furness Avenue
Expiration Date: 06/13/07
Appeal Status: Not further appealable.

Continued from November 8, 2006.

PUBLIC HEARING

AN APPEAL from the decision of the Director of Planning in approving a Project Permit Determination in the Mount Washington/Glassell Park Specific Plan area for the construction, use and maintenance of a 2,027 square-foot, three-story, single-family dwelling with an attached garage (450 square feet), for a total floor area of 2,477 square feet with a maximum 45-foot building height.

APPLICANT: Geoffrey Chapman
Representative: Steve Andrews, Andrews & Chapman, Inc.

APPELLANT: Mark Slater and Larisa Boiko, Mount Washington Homeowner's Alliance
Representative: Martha Espelange-Alvarez

STAFF RECOMMENDS GRANT APPEAL IN PART SUBJECT TO MODIFICATIONS.
Blake E. Kendrick, (213) 978-1178.

5. **DIR-2005-6422-SPP-1A** Council District: 14
CEQA: ENV-2005-9051-MND Location: 521 Furness Avenue
Plan: Northeast Los Angeles Expiration Date: 06/13/07
Appeal Status: Not further appealable.

Continued from November 8, 2006.

PUBLIC HEARING

AN APPEAL from the decision of the Director of Planning in approving a Project Permit Determination in the Mount Washington/ Glassell Park Specific Plan area for the construction, use and maintenance of a 2,192 square-foot, two-story, single-family dwelling with an attached garage (360 square feet), for a total floor area of 2,552 square feet with a maximum 36-foot building height.

APPLICANT: Geoffrey Chapman
Representative: Christina Flannery, Andrews and Chapman, Inc.

APPELLANT: Mark Slater and Larisa Boiko, Mount Washington Homeowner's Alliance
Representative: Charlotte Hildebrand

STAFF RECOMMENDS GRANT APPEAL IN PART SUBJECT TO MODIFICATIONS.
Blake E. Kendrick, (213) 978-1178.

6. **DIR-2005-6419-SPP-1A** Council District: 14
CEQA: ENV-2005-9051-MND Location: 518 Furness Avenue
Plan: Northeast Los Angeles Expiration Date: 06/13/07
Appeal Status: Not further appealable.

Continued from November 8, 2006.

PUBLIC HEARING

AN APPEAL from the decision of the Director of Planning in approving a Project Permit Determination in the Mount Washington/Glassell Park Specific Plan area for the

construction, use and maintenance of a 2,400 square-foot, two-story, single-family dwelling with an attached garage (418 square feet) and a 500 square-foot studio, for a total floor area of 3,318 square feet with a maximum 36-foot building height.

APPLICANT: Highland Park Development, LLC
Representative: Christina Flannery, Andrews and Chapman, Inc.

APPELLANT: Mark Slater and Larisa Boiko, Mount Washington Homeowner's Alliance
Representative: Charlotte Hildebrand

STAFF RECOMMENDS GRANT APPEAL IN PART SUBJECT TO MODIFICATIONS.
Blake E. Kendrick, (213) 978-1178.

7. **ZA-2006-8928-CU-1A** Council District: 14
CEQA: ENV-2006-8929-MND Location: 5110 East Alhambra Avenue
Plan: Northeast Los Angeles Expiration Date: 06/13/07
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, of a Conditional Use to authorize the construction, use and maintenance of a wireless communications facility disguised as a 59-foot monopalm with 12 panel antennas, including equipment cabinets at the base of the pole enclosed within a new 7-foot high block wall along the side of a manufacturing plant in the MR1 Zone and a determination to permit a 59-foot height in lieu of the 45-foot height limit established in the IVL Height District.

APPLICANT: Omnipoint Communications, T-Mobile USA
Representative: Paul Gerst

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Lourdes Green, (213) 978-1313.

8. **VTT-65889-1A** Council District: 13
CEQA: ENV-2006-3961-MND Location: 1639 North Morton Avenue
Plan: Silver Lake-Echo Park- Elysian Valley Expiration Date: 07/10/07
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the entire decision of the Deputy Advisory Agency's approval of Vesting Tentative Tract No 65889 for the proposed construction, use and maintenance for a maximum of 18 single-family lots in the RD2 Zone.

APPLICANT: Adam Gower, Morton Village, LLC

APPELLANT: Robert Garibay

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lourdes Green, (213) 978-1313.

9. 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 27, 2007
at Ramona Hall Community Center
4580 North Figueroa Street,
Los Angeles, California 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) 978-1300.