

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JUNE 27, 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.**

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](http://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](http://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 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 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. DIRECTOR'S REPORT

2. COMMISSION BUSINESS

A. Advance Calendar.

B. Commission Requests.

3. ZA-2006-5546-ZAA-1A

CEQA: ENV-2006-5547-MND

Plan: Silver Lake-Echo Park

Council District: 4

Location: 3136 West Hamilton Way

Expiration Date: 07/10/07

Appeal Status: Not further appealable.

PUBLIC HEARING

**AN APPEAL** of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Sections 12.28, of a Zoning Administrator's Adjustment: **1)** from Section 12.09-C,4 to permit a reduced lot width of 46.02 feet in lieu of the required 50 feet and to allow a reduced density of 2,118 square feet per unit in lieu of the required minimum of 2,500 square feet of lot area per dwelling unit; **2)** from Section 12.22-C,20(f) to permit an over-in-height parking deck and exterior stairs ranging from 9 feet to 16 feet in the required setback in lieu of the required 6 feet; and **3)** from Section 12.21-C,1(g) to permit a 3-foot projection of an over-in-height parking deck and exterior stairs into the required side yard setback areas and to allow more than 50% of a required front yard to be designed, improved or used for access driveways, all in conjunction with a lot line adjustment and the construction, use and maintenance of duplex residential development.

APPLICANT: Kathleen and Patrick Stone

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Sue Chang, (213) 978-3304.

4. **APCE-2006-9258-SPE-CUB**  
CEQA: ENV-2006-9259-MND  
Plan: Northeast Los Angeles

Council District: 14  
Location: 2256 Colorado Boulevard  
Expiration Date: 07/03/07  
Appeal Status: Appealable to City Council

Public Hearing completed May 21, 2007.

**SPECIFIC PLAN EXCEPTION** pursuant to Section 11.5.7F of the Los Angeles Municipal Code (LAMC), from the Colorado Boulevard Specific Plan (Ord. No. 168,046) section 6B1h to allow a restaurant to operate between the hours of 9 AM and 11:30 PM in lieu of 7:00 AM to 9:00 PM as required by the Specific Plan;

**CONDITIONAL USE** pursuant to Section 12.24 W 1 of the LAMC, to permit the sale of a full line of alcoholic beverages for consumption on the premises in connection with a sit-down restaurant in the [Q]C4-2D zone; and

**PROJECT PERMIT COMPLIANCE** pursuant to Section 11.5.7.c of the LAMC, with the Colorado Boulevard Specific Plan for the proposed project of an approximate 1,300 square foot (sq. ft.) expansion to an existing 1,570 sq. ft. restaurant which will accommodate 120 patrons, offer the sale of a full line of alcoholic beverages, and be open from 9:00 AM to 11:30 PM daily. The restaurant is located in a shopping center on an approximate 30,000 sq. ft. site classified in the [Q]C4-2D zone. The 1,300 sq. ft. expansion will occupy a vacant space adjacent to the existing restaurant in the shopping center.

APPLICANT: Humberto Sapien, La Fuente Restaurant #3  
Representative: Lee Rabun, CLR Enterprises

STAFF RECOMMENDS APPROVAL.  
Kevin D. Jones, (213) 978-1172.

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, July 11, 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.