

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 10, 2007, 4:30 P.M.
RAMONA 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. 3, 4, 5, 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. 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 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 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. ZA-2005-9352-ZAD-1A

CEQA: ENV-2005-1622-MND

Plan: Northeast Los Angeles

Council District: 1

Location: 3730 East Camino Real

Expiration Date: 10/10/07

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,21, of a Zoning Administrator's Determination to allow the construction, use and maintenance of a single-family dwelling on property fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the property. (*Note: Due to a flawed environmental clearance this public hearing has been rescheduled and here re-noticed by the Commission.)

APPLICANT: Kenneth Bonner

APPELLANTS: James Sherman

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Albert Landini, (213) 978-1318.

4. **AA-2007-1434-PMLA-1A and
ZA 2007-1524-ZAA-1A**
CEQA: ENV-2007-1525-MND
Plan: Silver Lake-Echo Park-
Elysian Valley

Council District: 13
Location: 1372 Edgecliffe Drive
Expiration Date: 10/10/07
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the entire decision of the Deputy Advisory Agency's approval of Vesting Parcel Map No. AA-2007-1434-PMLA and the Zoning Administrator's approval of ZA-2007-1524-ZAA for the proposed small lot subdivision for a maximum four-lot single-family development.

APPLICANT: Wan Lee

APPELLANTS: Bethanne Fife

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Maya Zaitzevsky, (213) 978-1416.

5. **ZA-2006-7588-ZAA-ZAD-1A**
CEQA: ENV-2006-7589-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 3609 North Randolph and
4803 Hillside Drive
Expiration Date: 10/20/07
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's approvals of: Pursuant to Los Angeles Municipal Code Section 12.28, **1)** a Zoning Administrator's Adjustment from Sections 12.09 B.3 of the Municipal Code to permit a rear yard setback varying between 5 feet and 3 inches and 12 feet in lieu of the 15 feet required; and **2)** a Zoning Administrator's Adjustment from Sections 12.21-C, 1(g) of the Municipal Code to allow automobile parking within portions of the front, side and rear yard setbacks adjacent to the easterly property line; and **3)** Pursuant to Los Angeles Municipal Code Section 12.24-X,21, a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling with vehicular access onto a Substandard Hillside Limited Street improved to the width of less than 20 feet adjacent to the property and where a minimum 20-foot wide continuous paved roadway is not provided from the driveway apron to the boundary of the Hillside area as set forth in Section 12.21-A,17 of the Municipal Code.

APPLICANT: Peter Martinez

APPELLANTS: Yolanda Barreras

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lourdes Green, (213) 978-1313.

6. **ZA-2007-824-CU-1A** Council District: 14
CEQA: ENV-2007-825-MND Location: 4160 North Eagle Rock Boulevard
Plan: Northeast Los Angeles Expiration Date: 10/20/07
Appeal Status: Not further appealable.

PUBLIC HEARING

APPEALS of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,27, a Conditional Use to permit the installation, use and maintenance of a freestanding, 23-foot high, illuminated, two-sided sign with light emitting diode (LED) display and base footing, located within a 5-foot landscape planted area, in conjunction with the use and maintenance of an existing religious institution. **Note:** Appellant No. 1, the applicant, is appealing Condition No. 14 of the approval concerning the restriction to only monochromatic text messages on the sign; Appellant No. 2 is appealing the entire approval.

APPLICANT: Augie Barajas; Representative: George Smith

APPELLANTS: 1) Same as applicant
2) Laura Gutierrez, Helen Schpak and Alisa Smith for the Glassell Park Improvement Association

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Larry Friedman, (213) 978-1225.

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, October 24, 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.