

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 24, 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.

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-2006-8790-CUB-CUX-1A**
CEQA: ENV-2006-8791-MND
Plan: Boyle Heights

Council District: 14
Location: 2706-2708 East Cesar E. Chavez
Avenue
Expiration Date: 11/12/07
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of certain Conditions of the Zoning Administrator's approvals, pursuant to Los Angeles Municipal Code Sections 12.24-W, 1 & 18 of: **1)** a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing 11,122 square-foot restaurant/banquet center; and **2)** a Conditional Use to permit live entertainment and patron dancing in the same restaurant/banquet center. Specifically appealed were Conditions: No.8.c- allow banquet/special event operation to 2:00 a.m.; No.9- allow banquet/special events 208 days a year in lieu of 50 days; No.13- amend LAPD permit language to read "If required" in lieu of "Upon issuance"; No.15- off site parking requirements; No.16- delete valet parking language to read only "during any banquet..." in lieu of "after 5 p.m. daily", and No.17- amend to provide a \$6.00 valet parking; No.17 .a.- delete requirement to put valet availability notice in all advertising; No.26- allow 120 days in lieu of 60 days to obtain acoustical engineer report; and No. 29.a.- clarification of security personnel requirement language.

APPLICANT: Franklin Acevedo; Representative: Elizabeth Peterson

APPELLANTS: Same

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

4. **APCE-2007-1398-ZC** Council District: 14
CEQA: ENV-2006-629-MND Location: 4230-4236 North Guardia Avenue
Plan: Northeast Los Angeles Expiration Date: 10/29/07
Appeal Status: Appealable to City Council.

Public Hearing held on September 7, 2007.

ZONE CHANGE. pursuant to Section 12.32 F of the Municipal Code, a Zone Change from RE20-1 (Residential Estate Zone minimum, 20,000 square foot lots) to RE11-1 (Residential Estate Zone, minimum 11, 000 square foot lots) for the proposed construction, use and maintenance of four single family residences, 2-stories (approximately 29 feet 9 inches high) with attached 2-care garages on a 65,252 square foot, irregular shaped sloping lot.

APPLICANT: Hector L. Ochoa
Representative: Manuel Gomez, Civil Land Engineers

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO RE11-1 SUBJECT TO CONDITIONS.

Lynda Smith, (213) 978-1170.

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, November 14, 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.