

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 14, 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.planning.lacity.org under "Forms and Instructions". 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.plann.lacity.org. 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-2005-6803-CU-PA1-1A**
CEQA: ENV-2007-1665-CE
Plan: Northeast Los Angeles

Council District: 14
Location: 1616 West Yosemite Drive
Expiration Date: 12/11/07
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval for an approval of plans for the installation, use and maintenance of a second wireless telecommunications facility on the rooftop of an existing building in the C1 Zone.

APPLICANT: Marcie Brown, T-Mobile
Representative: Jason Kozora, Trillium

APPELLANTS: Amy Sloboda, Anna Clavell and Darryl Hunter

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Gary Booher, (213) 978-1308.

4. **APCE-2007-321-SPE-ZV-ZAA-SPP**
CEQA: ENV-2007-322-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 1351-55 W. Colorado Boulevard;
1406 W. Eagle Vista Drive
Expiration Date: 11/19/07
Appeal Status: Appealable to City Council.

LIMITED PUBLIC HEARING

Public Hearing held on October 5, 2007.

SPECIFIC PLAN EXCEPTIONS, pursuant to Section 11.5.7F of the Los Angeles Municipal Code (LAMC), from the Colorado Boulevard Specific Plan (Ord. No. 168,046):

- a. Section 6 B.1.h to permit commercial uses to be open between the hours of 6:00 a.m. and 12:00 a.m. instead of between the hours of 7:00 a.m. and no later than 9:00 p.m. as is otherwise permitted by the Specific Plan.;
- b. Section 7 A.1 to permit a Street Wall that varies between 5 feet and 33 feet 7 inches from the front lot line, due to the irregular shape of the site, in lieu of providing a Street Wall that is located within 5 feet of the front lot line as is otherwise required by the Specific Plan.

- c. Section 13 A.1 to permit guest parking spaces to be shared with the commercial parking spaces in lieu of being separately provided as is otherwise required by the Specific Plan.

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code to permit the portion of the building that will be located in the RD1.5-1 Zone to be 55 feet high in lieu of the maximum height of 45 feet that is otherwise permitted.

ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code from Section 12.09.1 B.3 to permit a rear yard setback of 10 feet in lieu of providing a rear yard that is a minimum of 15 feet in depth in the RD1.5-1 Zone as is otherwise required.

ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code from Section 12.16 C.2 to permit side yard setbacks varying in width from zero to six feet in lieu of providing side yards that are a minimum of six feet in width as is otherwise required.

ADJUSTMENT pursuant to Section 12.28 of the Municipal Code from Section 12.21 C.1.e to provide a setback varying in width from zero to six feet along Eagle Vista Drive, in lieu of providing the originally required 15 foot front yard setback on the RD1.5-1 zoned lot .

PROJECT PERMIT COMPLIANCE pursuant to Section 11.5.7 C of the Municipal Code a with the Colorado Boulevard Specific Plan for the proposed construction, use and maintenance of a two and three-story mixed use project, (maximum height about 55 feet) with 10 residential condominium units, approximately 1,860 square feet (sq. ft.) of ground floor commercial space and 2,102 square feet of open space. The project proposes to provide 20 tandem parking spaces for residents and eight commercial and guest parking spaces to be located on the ground level under a podium supporting the residential units. The approximately 15,313 square foot irregular shaped site is classified in the [Q]C4-2D (commercial) and RD1.5-1 (residential) zones, with the commercial portion of the site also located in the Colorado Boulevard Specific Plan area.

APPLICANT: Root Development, LLC
Representative: Cara Mullio, Ray Mullio, Neil O'Connor

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL SUBJECT TO CONDITIONS.

Kevin Jones, (213) 978-1172

- 5. [APCE-2006-10547-SPE-SPP](#) Council District: 14
CEQA: ENV-2006-10549-MND Location: 717 North Crane Boulevard
Plan: Northeast Los Angeles Expiration Date: 11/19/07
Appeal Status: Appealable to City Council.

Public Hearing held on October 5, 2007.

EXCEPTIONS pursuant to Section 11.5 D of the Los Angeles Municipal Code (LAMC), from Section 6.A.1 of the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707) to permit a project with a Floor Area Ratio (FAR) of 0.6:1, which includes the proposed car port, in lieu of the project with a FAR of 0.5:1 which is otherwise permitted for the proposed construction, use and maintenance of a 3-story (approximately 36-foot high) 1,755 square foot single family dwelling and a 400 square foot carport on a 3,517 square foot lot classified in the R1-1 (one-family) Zone.

APPLICANT: Eduardo Borrego and Marilyn Wong

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL SUBJECT TO CONDITIONS.

Lynda Smith, (213) 978-1170

6. **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 28, 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 or by email at APCELA@lacity.org.