

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

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, AUGUST 13, 2008, 4:30 P.M.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CALIFORNIA 90065**

David Marquez, President  
Sharon Lowe, Vice President  
Lilia Esther C. Garcia, Commissioner  
Luis Lopez, Commissioner  
Fabiola Vilchez, Commissioner

James Williams, Commission Executive Assistant I, (213) 978-1300; FAX (213) 978-1029

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) 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, which must be submitted 10 days prior to the meeting at which the item is to be heard. 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](http://www.planning.lacity.org) under "Forms and Instructions". Day of hearing submissions (12 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](http://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 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**

A. Items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting
- D. Election of Officers

3. **ZA 2008-0005-ZAA-1A**  
CEQA: ENV 2008-004-CE  
Plan: Northeast Los Angeles

**Council District:** 14  
**Expiration Date:** 9-06-08  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 2030 W. Ridgeview Avenue

An appeal from the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.28 to permit a front yard setback of 22 feet in lieu of the prevailing setback of 27.25 feet.

**APPLICANT:** Edmond Jung; Representative: Christian Golfin  
**APPELLANT:** Same

STAFF RECOMMENDS: DENY THE APPEAL  
Patricia Brown, (213) 978-1318

4. **APCE 2007-5295-ZC**  
CEQA: ENV 2006-9508-MND  
Plan: Northeast Los Angeles

**Council District:** 14  
**Expiration Date:** 9-02-08  
**Appeal Status:** Zone Change is further appealable to City Council by Applicant if disapproved

**PUBLIC HEARING**

**Location:** 4875 W. Onteora Way

**Requested Actions:**

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RE20-1 to RE11-1.

**Proposed Project:**

A proposed 9-lot subdivision which includes private streets, and the construction of 9 single-family dwellings.

**Recommended Actions:**

1. **Disapprove** the requested **Zone Change** from RE20-1 to RE11-1 as filed.
2. **Approve** and **Recommend** that the City Council Adopt a Zone from RE20-1 to (T)(Q)RE11-1 subject to the attached Conditions of Approval.
3. **Approve and recommend** that the City Council adopt Mitigated Negative Declaration ENV-2006-10348-MND.
4. **Adopt** the attached Findings.

5. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached pages.
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**APPLICANT:** Thaer Mahmoud

Jose Carlos Romero, (213) 978-1180

## 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, August 27, 2008** 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](mailto:APCELA@lacity.org).