

**EAST LOS ANGELES AREA PLANNING COMMISSION**

**REGULAR MEETING AGENDA**

**WEDNESDAY, MAY 13, 2020 AFTER 4:30 P.M.**

**(via TELECONFERENCE)**

**Meeting presentations will be made available [here \(https://tinyurl.com/ELAAPCMeeting5-13-20\)](https://tinyurl.com/ELAAPCMeeting5-13-20) by May 8, 2020**

Rudy Espinoza, President  
Denise Campos, Vice President  
Christopher Arellano, Commissioner  
Teri Stein, Commissioner  
Jacob Stevens, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I

[apceastla@lacity.org](mailto:apceastla@lacity.org)

(213) 978-1128

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the East Los Angeles Area Planning Commission meeting will be conducted entirely telephonically.

**THE EAST LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.**

Only members of the public who wish to offer public comment to the East Los Angeles Area Planning Commission should call 1 669-900-9128 and use Meeting ID No. 955 0634 4648 and then press #. Press # again when prompted for participant ID.

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.

Written submissions are governed by Rule 4.3 of the East Los Angeles Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "East Los Angeles Area Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to [apceastla@lacity.org](mailto:apceastla@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [apceastla@lacity.org](mailto:apceastla@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to [apceastla@lacity.org](mailto:apceastla@lacity.org). Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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 Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

**Requests for reasonable modification or accommodation from individuals with disabilities**, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1128 or by email at [apceastla@lacity.org](mailto:apceastla@lacity.org) no later than seven (7) working days prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting “About”, “Commissions, Boards & Hearings”, filter by “East Los Angeles Area Planning Commission”. For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300  
Servicios de traducción al español están disponibles, de ser solicitados, en todas las juntas de la comisión***

1. **DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – January 8, 2020 and January 22, 2020

2. **NEIGHBORHOOD COUNCIL**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council’s resolution or community impact statement by email to [apceastla@lacity.org](mailto:apceastla@lacity.org). THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

**GENERAL PUBLIC COMMENT**

3. The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to offer public comment to the East Los Angeles Area Planning Commission should call **+1 669-900-9128** and use Meeting ID No. **955 0634 4648** and then press #. Press # again when prompted for participant ID.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **APCE-2015-2048-ZC-ZAD-ZAA**  
CEQA: ENV-2015-1918-MND  
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar  
Last Day to Act: 05-15-20

**PUBLIC HEARING: JANUARY 23, 2020**

**PROJECT SITE:** 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue and 2647-2651 North Lombardy Boulevard)

**PROJECT DESCRIPTION:**

The proposed Project is for the new construction, use, and maintenance of 42 small lot homes on the approximately 218,270 square-foot lot. The small lot homes will have approximately 2,000 square feet of floor area and a maximum height of 26 feet. The Project proposes to provide two parking spaces per dwelling unit, which will be located in garages attached to each small lot home. In addition to the two required parking spaces, up to 38 of the small lot homes have been designed to accommodate two additional parking spaces within each of the driveways, providing off-site options for residence and their guests. Access to 38 of the small lot homes will be provided through a common access driveway accessible from Eastern Avenue, while the remaining four small lot homes will be accessible from a common access driveway from Lombardy Boulevard. The Project will require the removal of 39 of 102 Protected Trees (Black Walnut trees) located on the site and the grading and export of approximately 78,000 cubic yards of dirt.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration (MND), Case No. ENV-2015-1918-MND, all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from [Q]R1-1D and [Q]RD6-1D to [Q]RD5-1D and modifications to the existing permanent Qualified "Q" Conditions contained within Ordinance No. 180,403;
3. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit a maximum of 178 retaining walls varying in height from less than three feet to six feet with approximately 103 of these walls including an additional six-foot high privacy/security fence on top of the retaining walls; and
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit retaining walls varying in height from less than three feet to six feet with an additional maximum of six foot privacy/security fence on top of the retaining walls within the required front, side, and rear yards in lieu of the maximum 42 inches in the front yard and 6 feet in the side and rear yards pursuant to LAMC Section 12.21 C.1(g).

**Applicant:** Rob Flitton, The True Life Companies  
Representative: Jim Ries, Craig Lawson & Co., LLC

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

6. [DIR-2019-3338-SPP-1A](#)  
CEQA: ENV-2019-3339-CE  
Plan Area: Northeast Los Angeles

Council District: 1 - Cedillo  
Last Day to Act: 05-18-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3933 Glenalbyn Drive

**PROPOSED PROJECT:**

Construction of a new, four-story, 2,617 square-foot single-family dwelling, with an attached 400 square-foot garage on a 5,407.80 square-foot vacant lot.

**APPEAL:**

An appeal of the February 18, 2020, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Statutes and Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with conditions, pursuant to Sections 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan 168,707, a Project Permit Compliance Review for the construction of a new, four-story, 2,617 square-foot single-family dwelling, with an attached 400 square-foot garage on a 5,407.80 square-foot vacant lot; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Roderick Bone

**Appellant 1:** Pablo Borquez-Schwarzbeck

**Appellant 2:** Naureen Lyon

**Appellant 3:** Lily Van Cleave

**Staff:** Nashya Sadono-Jensen, Planning Assistant  
[nashya.sadono-jensen@lacity.org](mailto:nashya.sadono-jensen@lacity.org)  
(213) 978-1363

7. [DIR-2019-2409-SPP-1A](#)  
CEQA: ENV-2019-2410-CE  
Plan Area: Northeast Los Angeles

Council District: 1 - Cedilo  
Last Day to Act: 05-27-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 720 North Crane Boulevard

**PROPOSED PROJECT:**

Construction of a maximum 1,606.2 square-foot, two-story single-family dwelling with a 318 square foot, attached carport on a vacant, up-sloping lot within the Mount Washington-Glassell Park Specific Plan.

**APPEAL:**

An appeal of the February 27, 2020, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Statutes and Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with conditions, pursuant to Sections 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan 168,707, a Project Permit Compliance Review for the construction of a maximum 1,606.2 square-foot, two-story single-family dwelling with a 318 square foot, attached carport on a vacant, up-sloping lot within the Mount Washington-Glassell Park Specific Plan; and

### 3. Adopted the Conditions of Approval and Findings.

**Applicant:** Marmount Investments, LLC  
Representative: Ronen Henn

**Appellant:** Robert Lyon

**Staff:** Olga Ruano, Planning Assistant  
[olga.ruano@lacity.org](mailto:olga.ruano@lacity.org)  
(213) 473-9983

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, May 27, 2020 at 4:30 p.m.**

#### Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

#### Reasonable Accommodations Consistent with Federal and State Law and California Governor's Executive Order N-29-20

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1128 or by email at [apceastla@lacity.org](mailto:apceastla@lacity.org).

#### Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.