

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY DECEMBER 9, 2020 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be made available here <https://tinyurl.com/EastAPC12-09-20> by December 4, 2020
Compliant Day of Submissions will be added to this drive as they are received.**

Jacob Stevens, President
Denise Campos, Vice President
Christopher Arellano, Commissioner
Rudy Espinoza, Commissioner
Sarah Rason, Commissioner

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

Cecilia Lamas, Commission Executive Assistant
apceastla@lacity.org
(213) 978-1299

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.

EAST LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/88135991666> AND USE MEETING ID: 881 3599 1666 AND PASSCODE 502223.

Members of the public who wish to participate in the meeting and offer public comment to the East Los Angeles Area Planning Commission, can either access the link located above or call 1 (213) 338-8477 or 1 (669) 900-9128 and use Meeting ID No. 881 3599 1666 and then press #. Press # again when prompted for participant ID. Please use passcode 502223.

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. **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. 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. 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 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**

- Advance Calendar
- Commission Requests
- Approval of the Minutes – October 28, 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. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

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 participate in the meeting and offer public comment to the East Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use Meeting ID No. **881 3599 1666** and passcode **502223** 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. [DIR-2018-2385-SPP-1A](#)
CEQA: ENV-2016-3955-MND
Plan Area: Northeast Los Angeles
Related Cases: DIR-2018-2386-SPP; DIR-2018-2387-SPP;
DIR-2018-2388-SPP

Council District: 1 – Cedillo
*Last Day to Act: Tolloed

PUBLIC HEARING REQUIRED

PROJECT SITE: 780 North Cynthia Avenue (Parcel D)

PROPOSED PROJECT:

Construction of a new, three-story, 3,252 square foot single family dwelling with a 633 square foot attached garage on a 9,989.14 square foot vacant lot.

APPEAL:

An appeal of the September 9, 2020, Director of Planning’s Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3955-MND, as circulated on January 22, 2019, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Approved with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance 168,707, a Project Permit Compliance Review for the construction of a new, three-story, 3,252 square foot single family dwelling with a 633 square foot attached garage on a 9,989.14 square foot vacant lot.

Applicant: Richard Loring, Red Hawk Canyon, LLC
Representative: Brittny Hummel, Fortis 17 Corporation/Red Hawk Canyon, LLC

Appellant No. 1: Jaroslaw Bieda

Appellant No. 2: Melissa Cooley

Appellant No. 3: Carrie Hoffman

Appellant No. 4: Peter T. Parrish

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

*Pursuant to Mayor Garcetti’s Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period.

6. [DIR-2018-2386-SPP-1A](#)
CEQA: ENV-2016-3955-MND
Plan Area: Northeast Los Angeles
Related Cases: DIR-2018-2385-SPP; DIR-2018-2387-SPP;
DIR-2018-2388-SPP

Council District: 1 - Cedillo
*Last Day to Act: Tolloed

PUBLIC HEARING REQUIRED

PROJECT SITE: 781 North Cynthia Avenue (Parcel C)

PROPOSED PROJECT:

Construction of a new, three-story, 3,031 square foot single family dwelling with a 358 square foot attached garage on a 8,659.04 square foot vacant lot.

APPEAL:

An appeal of the September 9, 2020, Director of Planning's Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3955-MND, as circulated on January 22, 2019, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Approved with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance 168,707, a Project Permit Compliance Review for the construction of a new, three-story, 3,031 square foot single family dwelling with a 358 square foot attached garage on a 8,659.04 square foot vacant lot.

Applicant: Richard Loring, Red Hawk Canyon, LLC
Representative: Brittny Hummel, Fortis 17 Corporation/Red Hawk Canyon, LLC

Appellant No. 1: Melissa Cooley

Appellant No. 2: Peter T. Parrish

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

*Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period.

7. [DIR-2018-2387-SPP-1A](#)
CEQA: ENV-2016-3955-MND
Plan Area: Northeast Los Angeles
Related Cases: DIR-2018-2385-SPP; DIR-2018-2386-SPP;
DIR-2018-2388-SPP

Council District: 1 - Cedillo
*Last Day to Act: Tolloed

PUBLIC HEARING REQUIRED

PROJECT SITE: 790 North Cynthia Avenue (Parcel B)

PROPOSED PROJECT:

Construction of a new, three-story, 3,401.30 square foot single family dwelling with a 457.6 square foot attached garage on a 7,604.13 square foot vacant lot.

APPEAL:

An appeal of the September 9, 2020, Director of Planning’s Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3955-MND, as circulated on January 22, 2019, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Approved with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance 168,707, a Project Permit Compliance Review for the construction of a new, three-story, 3,401.30 square foot single family dwelling with a 457.6 square foot attached garage on a 7,604.13 square foot vacant lot.

Applicant: Richard Loring, Red Hawk Canyon, LLC
Representative: Brittney Hummel, Fortis 17 Corporation/Red Hawk Canyon, LLC

Appellant No. 1: Carrie Hoffman

Appellant No. 2: Peter T. Parrish

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

*Pursuant to Mayor Garcetti’s Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period.

8. [DIR-2018-2388-SPP-1A](#) Council District: 1 - Cedillo
 CEQA: ENV-2016-3955-MND *Last Day to Act: Tolled
 Plan Area: Northeast Los Angeles
 Related Cases: DIR-2018-2385-SPP; DIR-2018-2386-SPP;
 DIR-2018-2387-SPP

PUBLIC HEARING REQUIRED

PROJECT SITE: 791 North Cynthia Avenue (Parcel A)

PROPOSED PROJECT:

Construction of a new, two-story, 2,846 square foot single family dwelling with a 465 square foot attached garage on a 7,122.10 square foot vacant lot.

APPEAL:

An appeal of the September 9, 2020, Director of Planning’s Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3955-MND, as circulated on January 22, 2019, (“Mitigated Negative Declaration”), and all comments received,

with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and

2. Approved with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance 168,707, a Project Permit Compliance Review for the construction of a new, two-story, 2,846 square foot single family dwelling with a 465 square foot attached garage on a 7,122.10 square foot vacant lot.

Applicant: Richard Loring, Red Hawk Canyon, LLC
Representative: Brittny Hummel, Fortis 17 Corporation/Red Hawk Canyon, LLC

Appellant: Peter T. Parrish

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

*Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period.

9. [ZA-2020-981-CUB-1A](#)
CEQA: ENV-2020-982-CE
Plan Area: Northeast Los Angeles

Council District: 14 – de León
*Last Day to Act: Tolled

PUBLIC HEARING REQUIRED

PROJECT SITE: 4878-4884 North Eagle Rock Boulevard

PROPOSED PROJECT:

The sale and dispensing of beer and wine for on-site consumption in conjunction with a 10,672 square foot existing motion picture theater and associated retail space with 271 seats, live entertainment and hours of operation from 11:00 a.m. to 1:00 a.m. daily in the [Q]C4-1XL Zone in lieu of the otherwise restricted hours of operation from 7:00 a.m. to 11:00 p.m. as restricted by Commercial Corner Development Standards.

APPEAL:

A partial appeal of the September 8, 2020, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, and that there is no substantial evidence demonstrating that an exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing motion picture theater and retail store in the C4 Zone; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Maggie Mackay, Vidiots Foundation
Representative: Sarah Houghton, three6ixty

Appellant: Greg Merideth, The Eagle Rock Association (TERA)

Staff: Michelle Carter, City Planning Associate
michelle.carter@lacity.org
(213) 978-1262

Franklin Quon, Associate Zoning Administrator

*Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period.

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, December 23, 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1128 or by email at 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 TTY-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.