

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY APRIL 14, 2021 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be made available here <https://tinyurl.com/EastAPC4-14-21> by April 12, 2021
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 Rascon, 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

Jennifer Edwards, Commission Executive Assistant
apceastla@lacity.org
(213) 978-1298

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/82569661792> AND USE MEETING ID: 825 6966 1792 AND PASSCODE 559036.

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. **825 6966 1792** and then press #. Press # again when prompted for participant ID. Please use passcode **559036**.

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 online 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>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apceastla@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

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 – December 9, 2020; January 27, 2021

2. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

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. At the chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda is taken 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 **1 (213) 338-8477** or **1 (669) 900-9128** and use Meeting ID No. **825 6966 1792** and passcode **559036** 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-2019-7312-CU-SPP-DRB**
CEQA: ENV-2019-7312-CE
Plan Area: Northeast Los Angeles

Council District: 14 – Kevin de León
Last Day to Act: 06-04-21

PUBLIC HEARING – Completed February 25, 2021

PROJECT SITE: 2711 West Colorado Boulevard

PROPOSED PROJECT:

Removal of the existing service station and major remodel of the existing 9,000 square foot, one-story car wash to include the demolition of a 9,000 square foot car wash to reconstruct a new 9,708 square foot car wash and second story addition of 459 square feet. The project also includes the construction of two 186 square foot detached vacuum equipment rooms, and a 1,225 square foot pay station canopy, removal of 11 non-protected trees, and the export of approximately 959 cubic yards of earth on a property that is 53,367.9 square feet in size. The project also includes the installation of two wall signs with individual channel letters reading “Bellagio Express Car Wash”. The proposed building will be a maximum of 31 feet, 1 inch in height. The project will provide 41 vehicle parking spaces and 8,757 square feet of landscaped area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15301, Class 1, 15303, Class 3, and 15311, Class 11, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.24 V of the Los Angeles Municipal Code (LAMC), and the Colorado Boulevard Specific Plan Section 6.B, Ordinance Nos. 183,602 and 168,046, a Conditional Use Permit to allow the expansion of an existing automated carwash; and
3. Pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a Project located in Subarea I of the Colorado Boulevard Specific Plan.

Applicant: Farzad Nourollah and Arash Nourollah
Representative: Nathan Freeman, FMG

Staff: Adrineh Melkonian, City Planning Associate
adrineh.melkonian@lacity.org
(213) 978-1301

6. **ZA-2019-4701-ZAD-SPP-1A**
CEQA: ENV-2019-4702-CE
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo
Last Day to Act: 04-29-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 621 East Frontenac Avenue

PROPOSED PROJECT:

The construction, use, and maintenance of a new 2,472 square foot, two story single family dwelling with a 411 square foot attached garage on a vacant 9,498.1 square foot lot within the Mount Washington-Glassell Park Specific Plan.

APPEAL:

An appeal of the January 28, 2021 Zoning Administrator’s determination which:

1. Determined, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling fronting a Substandard Hillside Limited Street where a 20 foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3);
3. Approved, pursuant to LAMC 11.5.7C, and the Mount Washington-Glassell Park Specific Plan Ordinance no. 168,707, a Project Permit Compliance Review for the construction of a 2,472 square foot, two-story, single-family dwelling with a 411 square foot, attached two-car garage, on a 9,498.1 square foot lot; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Meghan Daum
 Representative: Bobby Rees, Architect

Appellant: Padraic Cassidy, Architect

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

Christina Toy Lee, Associate Zoning Administrator

7. [ZA-2019-6490-ZAD-1A](#)
 CEQA: ENV-2019-6491-CE
 Plan Area: Northeast Los Angeles Community Plan

Council District: 14 – de León
 **Last Day to Act: 02-17-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 4516 East Cato Street

PROPOSED PROJECT:

Construction, use, and maintenance of a two-story, 23 foot and 11 inches in height, 1,385 square foot single family home with an attached garage, on a 4,261 square foot lot.

APPEAL:

A partial appeal of the November 19, 2020, Zoning Administrator's determination which:

1. Determined, pursuant to CEQA Guidelines, Section 15303, Class 3, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Denied, pursuant to Section 12.24 X 28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting Substandard Hillside Limited Street (Cato Street and Verdemour Avenue that is improved with an Adjacent Minimum Roadway width of less and 20 feet, as required by Section 12.21 C.10(i)(2) of the LAMC; and
3. Approved, pursuant to LAMC Section 12.24 X.28 a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street that do not have a minimum 20 foot Continuous Paved Roadway from the driveway apron of the property to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3) with additional terms and conditions.

The partial appeal of the subject project is only and specifically on the Request no. 2 which is the denial of a Zoning Administrator's Determination to permit the relief of an Adjacent Minimum Roadway improvement to 20 feet as required by LAMC Section 12.21 C.10(i)(2) for the construction, use and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Cato Street and Verdemour Avenue) that is improved with roadway width(s) of less than 20 feet.

**Applicant/
Appellant:**

Daniel Lee
Representative: Donggun Lee, Design Studio Meta, Inc.

Staff:

Nicole Sanchez, City Planner
nicole.sanchez@lacity.org
(213) 978-3034

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission
will be held on **Wednesday, April 28, 2021 at 4:30 p.m.**

****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. Please note that other State law provisions may also apply.**

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.