

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, SEPTEMBER 22, 2021 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/EastAPC9-22-21>) by September 20, 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  
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](mailto: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/83080790834> AND USE MEETING ID: 830 8079 0834 AND PASSCODE 894334.

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 (213) 338-8477 or (669) 900-9128 and use Meeting ID No. 830 8079 0834 and then press #. Press # again when prompted for participant ID. Please use Meeting Passcode 894334.

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 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](mailto: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**

- Election of Officers
- Advance Calendar
- Commission Requests
- Approval of the Minutes – July 14, 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](mailto: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. 830 8079 0834** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 894334**.

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-2021-616-SPE-DRB-SPP-CUB**

CEQA: ENV-2021-620-CE  
Plan Area: Northeast Los Angeles

Council District: 14 – de León  
\*\*Last Day to Act: 12-06-21

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2201, 2207, and 2211 West Colorado Boulevard

**PROPOSED PROJECT:**

Proposed interior tenant improvement, exterior renovation and alteration, and change of use of an existing 1,985-square foot automobile service station and snack shops to a 1,791-square foot convenience store, demolition of 50 square feet of the existing automobile service station, construction of a new 560-square foot carwash, and the export of approximately 277 cubic yards of earth on a property that is 18,980 square feet in size. The proposed building will be a maximum of 19 feet, nine inches in height. The Project also includes the installation of three Wall Signs with individual channel letters. The Project will provide 11 vehicle parking spaces and 1,832 square feet of landscaped area. Ingress and Egress on the site will be via two existing driveways on Eagle Rock Boulevard and Colorado Boulevard. There are no changes proposed to the existing gas station.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Sections 15301, 15303, 15311, Class 1, Class 3 and Class 11, 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. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Colorado Boulevard Specific Plan Ordinance Nos. 168,046 and 178,098, to allow the construction of a new carwash in Subarea II;
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 II of the Colorado Boulevard Specific Plan; and
4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of beer and wine only for off-site consumption in conjunction with a convenience store.

**Applicant:** Simon Shirazi, Eagle Rock Property Investments LLC

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

6. **ZA-2021-1634-CUB-1A**

CEQA: ENV-2021-1635-CE  
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 4 – Raman  
\*\*Last Day to Act: 10-11-21

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2894 West Rowena Avenue (2894 – 2896 West Rowena Avenue)

**PROPOSED PROJECT:**

Conditional use to allow the sale and dispensing of beer for on-site and off-site consumption in conjunction with a proposed 920 square-foot coffee shop with 40 seats, having hours of operation from 7:00 a.m. to 10:00 p.m., Sunday through Wednesday, and from 7:00 a.m. to 12:00 a.m. Thursday through Saturday.

**APPEAL:**

An appeal of the July 13, 2021, Zoning Administrator's Determination which:

1. Determined, that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies;
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow the sale and dispensing of beer only for on-site and off-site consumption in conjunction with a proposed coffee shop in the [Q]C2-1 VL Zone; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Makisupa LA, LLC  
Representative: Manny Diaz and Eddie Navarrette, FE Design & Consulting

**Appellant:** David Wheatley

**Staff:** Sarahi Ortega, Planning Assistant  
[sarahi.ortega@lacity.org](mailto:sarahi.ortega@lacity.org)  
(213) 978-1383

Christina Toy-Lee, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, October 13, 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](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 **72 hours 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 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.