

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, APRIL 13, 2022 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

Meeting presentations will be made available (<https://tinyurl.com/EastAPC4-13-22>) by April 11, 2022  
Compliant Day of Submissions will be added to this drive as they are received.

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

Vincent P. Berton, AICP, Director  
Shana M. M. Bonstin, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Alice Inawat, Commission Executive Assistant  
[apceastla@lacity.org](mailto:apceastla@lacity.org)  
(213) 473-9723

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

**In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the East Los Angeles Area Planning Commission's April 13, 2022 meeting will be conducted via telephone and/or videoconferencing.**

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/82635934922> AND USE **MEETING ID: 826 3593 4922** AND **PASSCODE 695129**.

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. 826 3593 4922** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 695129**.

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) 473-9723 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 agendized 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. **[DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE](#)**

**Motion Required.** Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

2. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – March 23, 2022

3. **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.

4. **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. 826 3593 4922 and then press #. Press # again when prompted for participant ID. Please use Meeting Passcode 695129.

5. **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.

6. **ZA-2019-5721-CUB-CUX-CU-POD-1A**  
CEQA: ENV-2019-5722-CE  
Plan Area: Northeast Los Angeles

Council District: 13 – O’Farrell  
\*\*Last Day to Act: 04-26-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3070 West Los Feliz Boulevard

**City Planning Department staff requests that the matter be continued to a date certain of June 8, 2022.**

**PROPOSED PROJECT:**

Continue operation of an existing restaurant, a change of use from an existing restaurant to a proposed restaurant and banquet hall, a request for conditional use for dancing/live entertainment in conjunction with a conditional use permit for the sale and consumption of a full line of alcoholic beverages, a request to allow the hours of operation from 8:00 a.m. to 2:00 a.m. daily in lieu of Commercial Corner hours of 7:00 a.m. to 11:00 p.m., and a proposed 327-square foot remodel of an existing garage and storage area to kitchen on the first floor and a second floor addition of 1,213 square feet with a new 205-square foot terrace to the existing 8,800-square foot building.

**REQUESTED ACTIONS:**

An appeal of the January 25, 2022, Zoning Administrator’s Determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301, Class 1 (reuse of an existing building) and 15303, Class 3 (conversion of existing space in a structure from one use to another), and that 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, hazardous waste sites or historic resources applies;
2. Denied, pursuant to Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a Conditional Use permit to allow hours of operation from 8:00 a.m. to 2:00 a.m. daily in lieu of Commercial Corner hours of 7:00 a.m. to 11:00 p.m.;
3. Denied, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale and consumption of a full line of alcoholic beverages;
4. Denied, pursuant to LAMC Section 12.24 W.18, a Conditional Use permit to allow live entertainment and dancing in conjunction with a restaurant;
5. Approved, pursuant to LAMC Section 12.24 W.18, a Conditional use permit to allow live entertainment and dancing in conjunction with a Banquet Hall with hours of operation from 8:00 a.m. to 11:00 p.m. daily;

6. Approved, pursuant to LAMC Section 13.07 and the Atwater Village Pedestrian Oriented District (Ordinance No. 173,676), a Pedestrian Oriented District Plan Approval for a proposed addition of 1,213 square feet with a new 205-square foot terrace to an existing 8,800-square foot building with additional terms and conditions; and
7. Adopted the Conditions of Approval and Findings.

**Applicant/**

**Appellant:** Grand Venue, Inc  
Representative: Mailian & Associates

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

Charlie Rausch, Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, April 27, 2022 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**

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) 473-9723 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 East Los Angeles Area Planning Commission

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.