

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, AUGUST 24, 2022 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

**Meeting presentations will be made available (<https://tinyurl.com/EastAPC8-24-22>) by August 22, 2022  
Compliant Day of Submissions will be added to this drive as they are received.**

Jacob Stevens, President  
Denise Campos, Vice President  
Seamus Garrity, Commissioner  
Lyric Kelkar, 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

Alice Inawat, Commission Executive Assistant  
[apceastla@lacity.org](mailto:apceastla@lacity.org)  
(213) 526-7123

**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 August 24, 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/81855071495> AND USE MEETING ID: 818 5507 1495 AND PASSCODE 200808.**

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. 818 5507 1495** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 200808**. For virtual meeting participation information, please click [here](#).

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," "Area Planning Commissions," "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) 526-7123 or by email at [apceastla@lacity.org](mailto:apceastla@lacity.org) no later than three working days (72 hours) 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 con un mínimo de 72 horas de anticipación, 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 Meeting Minutes - August 10, 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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 818 5507 1495** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 200808**.

**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. APCE-2018-5431-SPE-CU-CUB-WDI**

CEQA: ENV-2018-5432-MND  
Plan Area: Boyle Heights

Council District: 14 – de León

\*\*Last Day to Act: 08-24-22

Continued from: 08-10-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 918 North Soto Street

**PROPOSED PROJECT:**

Construction, use, and maintenance of a 1,150 square foot automatic carwash in conjunction with an existing gasoline service station and the conversion of an 1,140 square foot auto repair shop, 79 square feet storage/restroom area, and a 567 square-foot snack shop into a 1,786 square foot convenience store located in the C2-1-CUGU Zone. The Project also includes a Conditional Use to allow for the continued sale of beer and wine for off-site consumption. The proposed hours of operation for the convenience store are from 5:00 a.m. to 11:00 p.m., daily, for the sale of beer and wine from 8:00 a.m. to 10:00 p.m., daily, and for the automatic carwash from 7:00 a.m. to 9:00 p.m., daily. The Project proposes 123 square feet of a landscaped area along the Soto Street setback.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2018-5432-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 13.18 H.4 of the Los Angeles Municipal Code (LAMC), an Exception from the Clean Up Green Up (CUGU) District to allow an automatic carwash within 67 feet from a residential zoned property in lieu of 500 feet from a residential zoned property;
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow for the continued sale of beer and wine for off-site consumption in conjunction with an existing gasoline service station and the expansion of an existing food store;
4. Pursuant to LAMC Section 12.24 W.4, Conditional Uses to allow for the continuation of an existing Pole Sign, hours of operation for the carwash from 7:00 a.m. to 9:00 p.m. daily in lieu of Monday through Friday from 7:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 8:00 p.m., and Sunday 11:00 a.m. to 8:00 p.m., less than 50 percent transparent windows to allow 13 percent of transparency fronting Soto Street and 28 percent fronting Wabash Avenue for the proposed carwash; a carwash opening that is 67 feet from a residential zoned property in lieu of 100 feet from a residential zoned property, maintenance of a zero-foot landscaped setback along Wabash Avenue and Soto Street in lieu of a five-foot landscaped setback along street frontages, and the continued 24-hour operation of the existing gasoline sales;
5. Pursuant to LAMC Section 12.24 W.27, Conditional Uses to allow an automatic carwash within an existing Commercial Corner Development, hours of operation for the new convenience store from 5:00 a.m. to 11:00 p.m. daily in lieu of 7:00 a.m. to 11:00 p.m., for the continuation of an existing Pole Sign, maintenance of a zero-foot landscaped setback along Wabash Avenue and Soto Street in lieu of a five-foot landscaped setback along street frontages, less than 50 percent transparent windows and doors to allow 48 percent of transparency fronting Soto Street and 43 percent of transparency fronting Wabash Avenue for the proposed food store structure; and,

6. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement for the south side of Wabash Avenue and for the easterly public alley, which adjoins the Project site.

**Applicant:** Milas Hanna; Bob Hanna; Jean Maroun  
Representative: Michael Pauls, Michael Pauls Associates

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

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, September 14, 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) 526-7123 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 detailed 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 Communications Assistant (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.