

**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 25, 2023 AFTER 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065**

**Meeting presentations will be made available here (<https://tinyurl.com/EastAPC10-25-23>) by Monday, October 23, 2023.
Compliant Day of Submissions will be added to this drive.**

Michael Yap, President
Eunice Song, Vice President
Gloria Gutierrez, Commissioner
Sarah Rascon, Commissioner
Vacant, Commissioner

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

Neverly Ann Hill, Commission Executive Assistant
apceastla@lacity.org
(818) 384-3384

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

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/82331238366> AND USE MEETING ID: 823 3123 8366 AND PASSCODE 598436. Members of the public who wish to participate in the meeting and offer verbal public comment remotely 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. 823 3123 8366** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 598436**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted.

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the East Los Angeles Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

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 are to 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. Day of Hearing Submissions are to be submitted electronically to apceastla@lacity.org and 12 hard copies must be submitted at the in-person meeting. 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 (818) 384-3384 or by email at 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 described in this notice, 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 con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – September 13, 2023

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 item 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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 823 3123 8366** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 598436**.

4. RECONSIDERATIONS

- 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. [ZA-2021-5204-ZAD-1A](#)
CEQA: ENV-2021-5205-CE
Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez
Last Day to Act: 10-25-23
Continued from: 04-26-23, 07-12-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2824 – 2830 North Prewett Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new two-story, 3,873-square-foot single-family dwelling, [and an attached 800-square-foot Accessory Dwelling Unit (ADU) under separate Administrative review], three retaining walls measuring 62 feet, 35-feet six-inches, and 35-feet three-inches long and up to six feet in height, on a 9,536-square-foot vacant lot that is within the Northeast Hillside Ordinance. The Project also proposes 745 cubic yards of grading and 645 cubic yards of exporting.

APPEAL:

An appeal of the January 17, 2023 Zoning Administrator’s Determination which:

1. Denied, pursuant to LAMC 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 on a Substandard Hillside Limited Street without providing a 20-foot wide adjacent minimum roadway adjacent to the property along Prewett Street as required by LAMC Section 12.21 C.10(i)(2);
2. Denied, 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 on a Substandard Hillside Limited Street (Thomas Street) where a minimum 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. Denied, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator’s Determination to permit the construction, use, and maintenance of three retaining walls in lieu of the otherwise two retaining walls permitted per LAMC Section 12.21 C.8(a);
4. Adopted the Findings; and
5. Pursuant to Public Resources Code Section 21080(b)(5), that the California Environmental Quality Act (CEQA) does not apply to “projects which a public agency rejects or disapproves.”*

*If the East Los Angeles Area Planning Commission elects to grant the appeal, either in whole or in part, and to overturn the Zoning Administrator’s determination, the Commission may also consider a Categorical Exemption from CEQA as the environmental clearance for the Project pursuant to CEQA Guidelines, Section 15301, and may make a determination that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies.

Applicant/ Appellant: Phillip Wilson
Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP

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

Charles J. Rausch, Associate Zoning Administrator

6. [ZA-2022-957-ZAD-SPP-HCA-1A](#)
CEQA: ENV-2022-956-CE
Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez
Last Day to Act: 10-31-23
Continued from: 09-13-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 3918 and 3924 West Rome Court

PROPOSED PROJECT:

The Project includes the construction, use and maintenance of a new 2,557 square foot single-family dwelling with an attached garage, and an attached 445 square foot Accessory Dwelling Unit (ADU) (under separate Administrative Review), on an 11,377 square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area.

APPEAL:

An appeal of the June 21, 2023 Zoning Administrator's Determination which:

1. Determined, based on the whole administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, 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. Denied, pursuant to Los Angeles Municipal Code (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 without providing a 20-foot wide roadway adjacent to the property along Rome Court as required by LAMC Section 12.21 C.10(i)(2);
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 fronting a Substandard Hillside Limited Street where a minimum 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);
4. Approved, pursuant to LAMC Section 11.5.7 C and the Mount Washington - Glassell Park Specific Plan Ordinance No. 168,707, a Project Permit Compliance Review for the construction, use and maintenance of a new two story, 2,557-square foot single-family dwelling, with a 346 square foot attached garage, and an attached 445 square foot Accessory Dwelling Unit (ADU) (under separate Administrative Review), on an 11,377-square foot vacant lot; and
5. Adopted the Conditions of Approval and Findings.

Applicant/ Julia Jaye Posin and Max Goldberg
Appellant: Representative: Tony Russo, Crest Real Estate

Staff: Nashya Sadono-Jensen, City Planning Associate
Nashya.Sadono-Jensen@lacity.org
(213) 978-1363

Jordann Turner, Associate Zoning Administrator

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

Council District: 14 – de León
Last Day to Act: N/A

PUBLIC HEARING REQUIRED - REMAND

Pursuant to a judgment and writ issued in the case of *Katherine E. Rubenstein v. City of Los Angeles* (LASC 21STCP00991), the East Los Angeles Area Planning Commission has been ordered to vacate its decision issued on February 8, 2023, and take further action within its discretion on the following project and appeal to comply with the court's decision.

PROJECT SITE: 4878-4884 North Eagle Rock Boulevard and 2156 West Yosemite Drive

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 12:00 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:

An appeal of the September 8, 2020 Zoning Administrator's Determination which:

1. Determined, based based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies;
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit 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: Sara Houghton/Dana Sayles, three6ixty

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

Staff: Louis Ortega Jr., Planning Assistant
louis.ortega@lacity.org
(310) 231-2909

Estineh Malian, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, November 8, 2023 at 4:30 p.m.**

Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

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

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) 978-1299 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 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.