

COMMISSION MEETING AUDIO

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**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 12, 2025 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/EastAPC3-12-25>) by Monday, March 10, 2025.
Compliant Day of Submissions will be added to this drive.

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - January 22, 2025

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.

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. [ZA-2021-5204-ZAD-1A](#)

CEQA: ENV-2023-5352-MND

Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez

*Last Day to Act: 03-12-25

Continued from: 04-26-23, 07-12-23, 10-25-23

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 and three-inches long and up to six-feet in height, on a lot that measures 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 a determination that the Project is categorically exempt. Based on the whole administrative record, the Project is NOT exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there IS substantial evidence demonstrating that an exception 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 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);
3. 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);
4. 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);
5. Adopted the Findings; and
6. 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."***

*On July 12, 2023, the East Los Angeles Area Planning Commission heard the appeal of the Zoning Administrator's determination. The Commission continued the item to a date certain to October 25, 2023 for further environmental review. On October 25, 2023, the Commission continued the item to a date uncertain. Mitigated Negative Declaration, Case No. ENV-2023-5352-MND, dated January 23, 2025 has been prepared for the Project.

**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 consider Mitigated Negative Declaration, Case No. ENV-2023-5352-MND, dated January 23, 2025, as the environmental clearance for the Project pursuant to CEQA Guidelines, Section 15074.

Applicant/

Appellant: Phillip Wilson, Dennis Holmes, and Stanislav Troy

Representative: Ricardo Moura, Moura Architecture
Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP

Staff: Linda Lou, City Planner
linda.lou@lacity.org
(213) 978-1473

Charles J. Rausch, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission
will be held on **Wednesday, March 26, 2025 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) 978-1360 or by email at apceastla@lacity.org.

Telecommunication Relay Services

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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>.

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For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.