

COMMISSION MEETING AUDIO

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**EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, July 09, 2025 AFTER 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065**

Meeting presentations will be made available (<https://tinyurl.com/EastAPC7-9-25>) by Monday, July 7, 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

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**

- 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.
- 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-2023-904-ZAD-HCA-1A](#)

CEQA: ENV-2023-905-CE

Plan Area: Northeast Los Angeles

Council District 14 – Jurado

Last Day to Act: 07-09-25

Continued from: 06-25-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 1943 West Escarpa Drive

PROPOSED PROJECT:

The proposed Project includes a new 2,201 square-foot single-family dwelling, 458 square-foot attached garage, and 799 square-foot Accessory Dwelling Unit (ADU) on an unimproved 5,760 square-foot lot fronting on a Substandard Hillside Limited Street, Escarpa Drive, in the R1-1-HCR Zone. The subject property includes eight on-site protected trees (California Live Oak), one on-site protected shrub (Mexican Elderberry), and two on-site non-protected trees. The proposed Project also includes the removal of one protected tree (Tree #1) and the replacement of four new California Live Oak trees planted on-site.

APPEAL:

An appeal of the March 28, 2025, Zoning Administrator's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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 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 with an attached garage and an Accessory Dwelling Unit (ADU) on a lot fronting a Substandard Hillside Limited Street (West Escarpa Drive) without providing a 20-foot-wide-Adjacent Minimum Roadway as required by LAMC Section 12.21 C.10(i)(2);
3. Approved with conditions, 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 with an attached garage and an ADU on a lot fronting a Substandard Hillside Limited Street (West Escarpa Drive) 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) with additional terms and conditions; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Shushan Baregyan and Adam Walker
Representative: Jake Malott, Whitestone DCI

Appellant: Lloyd MacNeil

Staff: Monique Acosta, City Planner monique.acosta@lacity.org
(213) 978-1173

Tim Fargo, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission will
be held on **Wednesday, July 23, 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) 978-1454 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 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 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.