

# COMMISSION MEETING AUDIO

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**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255  
EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY APRIL 14, 2021 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

Meeting presentations will be made available here <https://tinyurl.com/EastAPC4-14-21> by April 12, 2021  
Compliant Day of Submissions will be added to this drive as they are received.

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

- Advance Calendar
- Commission Requests
- Approval of the Minutes – December 9, 2020; January 27, 2021

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](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.

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 **1 (213) 338-8477** or **1 (669) 900-9128** and use Meeting ID No. **825 6966 1792** and passcode **559036** and then press #. Press # again when prompted for participant ID.

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. **APCE-2019-7312-CU-SPP-DRB**  
CEQA: ENV-2019-7312-CE  
Plan Area: Northeast Los Angeles

Council District: 14 – Kevin de León  
Last Day to Act: 06-04-21

**PUBLIC HEARING** – Completed February 25, 2021

**PROJECT SITE:** 2711 West Colorado Boulevard

**PROPOSED PROJECT:**

Removal of the existing service station and major remodel of the existing 9,000 square foot, one-story car wash to include the demolition of a 9,000 square foot car wash to reconstruct a new 9,708 square foot car wash and second story addition of 459 square feet. The project also includes the construction of two 186 square foot detached vacuum equipment rooms, and a 1,225 square foot pay station canopy, removal of 11 non-protected trees, and the export of approximately 959 cubic yards of earth on a property that is 53,367.9 square feet in size. The project also includes the installation of two wall signs with individual channel letters reading “Bellagio Express Car Wash”. The proposed building will be a maximum of 31 feet, 1 inch in height. The project will provide 41 vehicle parking spaces and 8,757 square feet of landscaped area.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Sections 15301, Class 1, 15303, Class 3, and 15311, Class 11, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.24 V of the Los Angeles Municipal Code (LAMC), and the Colorado Boulevard Specific Plan Section 6.B, Ordinance Nos. 183,602 and 168,046, a Conditional Use Permit to allow the expansion of an existing automated carwash; and
3. Pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a Project located in Subarea I of the Colorado Boulevard Specific Plan.

**Applicant:** Farzad Nourollah and Arash Nourollah

Representative: Nathan Freeman, FMG

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

6. **ZA-2019-4701-ZAD-SPP-1A**  
CEQA: ENV-2019-4702-CE  
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 04-29-21

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 621 East Frontenac Avenue

**PROPOSED PROJECT:**

The construction, use, and maintenance of a new 2,472 square foot, two story single family dwelling with a 411 square foot attached garage on a vacant 9,498.1 square foot lot within the Mount Washington-Glassell Park Specific Plan.

**APPEAL:**

An appeal of the January 28, 2021 Zoning Administrator's determination which:

1. Determined, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), 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 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. Approved, pursuant to LAMC 11.5.7C, and the Mount Washington-Glassell Park Specific Plan Ordinance no. 168,707, a Project Permit Compliance Review for the construction of a 2,472 square foot, two-story, single-family dwelling with a 411 square foot, attached two-car garage, on a 9,498.1 square foot lot; and
4. Adopted the Conditions of Approval and Findings.

**Applicant:** Meghan Daum  
Representative: Bobby Rees, Architect

**Appellant:** Padraic Cassidy, Architect

**Staff:** Nashya Sadono-Jensen, City Planning Assistant  
[nashya.sadono-jensen@lacity.org](mailto:nashya.sadono-jensen@lacity.org)  
(213) 978-1363

Christina Toy Lee, Associate Zoning Administrator

7. **ZA-2019-6490-ZAD-1A**  
CEQA: ENV-2019-6491-CE  
Plan Area: Northeast Los Angeles Community Plan

Council District: 14 – de León  
\*\*Last Day to Act: 02-17-21

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4516 East Cato Street

## **PROPOSED PROJECT:**

Construction, use, and maintenance of a two-story, 23 foot and 11 inches in height, 1,385 square foot single family home with an attached garage, on a 4,261 square foot lot.

## **APPEAL:**

A partial appeal of the November 19, 2020, Zoning Administrator's determination which:

1. Determined, pursuant to CEQA Guidelines, Section 15303, Class 3, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 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 Substandard Hillside Limited Street (Cato Street and Verdemour Avenue that is improved with an Adjacent Minimum Roadway width of less and 20 feet, as required by Section 12.21 C.10(i)(2) of the LAMC; and
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 on a lot fronting a Substandard Hillside Limited Street that do not have a minimum 20 foot Continuous Paved Roadway from the driveway apron of the property to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3) with additional terms and conditions.

The partial appeal of the subject project is only and specifically on the Request no. 2 which is the denial of a Zoning Administrator's Determination to permit the relief of an Adjacent Minimum Roadway improvement to 20 feet as required by LAMC Section 12.21 C.10(i)(2) for the construction, use and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Cato Street and Verdemour Avenue) that is improved with roadway width(s) of less than 20 feet.

**Applicant/  
Appellant:**

Daniel Lee  
Representative: Donggun Lee, Design Studio Meta, Inc.

**Staff:**

Nicole Sanchez, City Planner  
[nicole.sanchez@lacity.org](mailto:nicole.sanchez@lacity.org)  
(213) 978-3034

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission  
will be held on **Wednesday, April 28, 2021 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 and  
California Governor's Executive Order N-29-20**

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) 978-1128 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 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 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.