

OFFICIAL
EAST LOS ANGELES AREA PLANNING COMMISSION
MINUTES
WEDNESDAY, JULY 22, 2020
(Via Teleconference)

MINUTES OF THE EAST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**EAST LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the East Los Angeles Area Planning Commission meeting was conducted entirely telephonically.

The meeting was called to order by Commission President Espinoza at 4:30 p.m. with Commissioners Arellano, Campos and Stevens present. Commissioner Stein was absent.

Also in attendance was Valerie Watson, Senior Planner representing the Department; Oscar Medellin, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I, Raoul Mendoza, Chief Management Analyst, Denise Otero, Administrative Clerk and Diego Vazquez, Commission Staff.

ITEM NO. 1

- **Election of Officers:** Commissioner Campos nominated Commissioner Stevens as President for the East Los Angeles Area Planning Commission. Commissioner Espinoza seconded the motion and the vote proceeded as follows:

Moved: Campos
Second: Espinoza
Ayes: Arellano, Stevens
Absent: Stein

Vote: 4 – 0

MOTION PASSED

Commissioner Stevens nominated Commissioner Campos as Vice-President for the East Los Angeles Area Planning Commission. Commissioner Espinoza seconded the motion and the vote proceeded as follows:

Moved: Stevens
Second: Espinoza
Ayes: Arellano, Campos
Absent: Stein

Vote: 4 – 0

Commissioner Arellano left the meeting at approximately 4:45 p.m.

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Director's Report:** Debbie Lawrence, Senior City Planner reported on the following:
 - On Thursday, June 25, the Planning and Land Use Management (PLUM) Committee of the City Council conducted its first virtual meeting since the declaration of the COVID-19 pandemic.
 - The PLUM Committee recommended approval of a General Plan Amendment and a Vesting Zone Change for a mixed-use affordable housing project that will be integrated with the existing Metro Plaza and Soto Gold Line Station.
 - On June 25th, the City Planning Commission recommended approval of the proposed Restaurant Beverage Program (RBP).
 - On July 9, City Planning will hold a virtual public hearing for a proposed amendment to the City's Home-Sharing Ordinance.
- **Advance Calendar:** Commissioner Stevens will not attend the November 25, 2020 Commission meeting.
- **Commission Requests:** There were no request made by the Commission.
- **Approval of the Minutes:** Commissioner Stevens moved to approve the minutes of January 8, 2020, May 13, 2020, June 24, 2020. Corrections were made on the July 8, 2020 minutes and the Commission adopted them as corrected. The motion was seconded by Commissioner Campos and the vote proceeded as follows:

Moved: Stevens
Second: Campos
Ayes: Espinoza
Absent: Arellano, Stein

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No one addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

APCE-2020-2069-SPE-SPP-ZAD
CEQA ENV-2020-2070-CE

Council District: 1 – Cedillo
Last Day to Act: 08-09-20

PUBLIC HEARING HELD

PROJECT SITE: 1341 North Cliff Drive

IN ATTENDANCE VIA TELECONFERENCE:

Nashya Sadono-Jensen, City Planning Assistant representing the Department; Steve Brabson, Franklin Studios Architecture Corps. representing the Applicant.

MOTION:

Commissioner Espinoza put forth the actions below in conjunction with the approval of the following project:

Construction, use and maintenance of a new two-story, 33-foot in height, 3,231-square foot single-family dwelling with an attached garage on a 7,036-square foot lot within the Mount Washington-Glassell Park Specific Plan.

1. **Determine** based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, (one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three (3) single-family residences may be constructed or converted under this exemption);
2. **Approve**, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, to allow a height of 33 feet within six (6) feet of the front lot line in lieu of the allowed height of 15 feet, and a 33-foot height between six (6) and 12 feet from the front lot line in lieu of the allowed height of 24 feet;
3. **Approve** with conditions, pursuant to Section 11.5.7 C of the LAMC, a Project Permit Compliance Review, to allow for the construction of a two (2)-story, 33-foot in height, 3,231-square foot single-family dwelling with an attached garage on a 7,036-square foot lot;
4. **Dismiss** the Zoning Administrator's Determination request to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street where an 18-foot wide roadway adjacent to the property along Cliff Drive is provided in lieu of the required 20-foot Adjacent Minimum Roadway width as required by LAMC Section 12.21 C.10(i)(2);
5. **Approve** a Zoning Administrator's Determination request 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);
6. **Adopt** the modified Conditions of Approval; and
7. **Adopt** the amended Findings.

The motion was seconded by Commissioner Campos and the vote proceeded as follows:

Moved: Espinoza
Second: Campos
Ayes: Stevens
Absent: Arellano, Stein

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commissioner Espinoza adjourned the meeting at 5:41 p.m.

ADOPTED
CITY OF LOS ANGELES
SEP 09 2020
CITY PLANNING DEPARTMENT
COMMISSION OFFICE

Rudy Espinoza

Rudy Espinoza, Commissioner
East Los Angeles Area Planning Commission

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
East Los Angeles Area Planning Commission