

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, APRIL 14, 2021
(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**”, 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 via Zoom Webinar and telephonically.

Commission President Jacob Stevens called the regular meeting to order at 4:32 p.m. with Commission Vice President Denise Campos and Commissioner Sarah Rascon in attendance.

Commissioners Rudy Espinoza and Christopher Arellano were not in attendance.

Also in attendance were Debbie Lawrence, Senior City Planner and Oscar Medellin, Deputy City Attorney. Commission Office staff participation included, Irene Gonzalez, Commission Office Manager, Jennifer Edwards, Commission Executive Assistant and Denise Otero, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Debbie Lawrence, Senior City Planner, on behalf of the Director of Planning, announced the Los Angeles African American Historic Places Project, The Cornfield Arroyo Secco Plan update, The Los Angeles City Planning will host a virtual Environmental Impact Report Scoping Meeting to be held on April 22, 2021, and that the City Planning Commission voted to adopt a new Hollywood Community Plan.
- Oscar Medellin, Deputy City Attorney, had no report.
- Commission President Stevens requested that the Los Angeles City Planning website be updated with the current East Los Angeles Area Planning Commissioner’s information.
- Minutes of Meeting:
Commissioner Rascon moved to approve the Minutes of Meetings December 9, 2020, and January 27, 2021. Commissioner Campos seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Two speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCE-2019-7312-CU-SPP-DRB

CEQA: ENV-2019-7312-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de Leon

**Last Day to Act: 06-04-21

PUBLIC HEARING – Completed February 25, 2021

PROJECT SITE: 2711 West Colorado Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Adrineh Melkonian, City Planning Associate, Nicole Sanchez, City Planner, and Debbie Lawrence, Senior City Planner, representing the Department of City Planning; and Nathan Freeman, representing the Applicant.

MOTION:

Commission Vice President Campos put forth the actions below in conjunction with the approval of the following Project with modifications, stated on the record:

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.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15301, Class 1, Section 15303, Class 3, Section 15311, Class 11 and Section 15331, Class 31 and there is no substantial evidence demonstrating that an

- exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.24 V of the Los Angeles Municipal Code (LAMC) and pursuant to 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;
 3. Approve, 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;
 4. Adopt the Conditions of Approval, as modified by the Commission; and
 5. Adopt the Findings.

Commissioner Rascon seconded the motion and the vote proceeded as follows:

Moved: Campos
Seconded: Rascon
Ayes: Stevens
Absent: Arellano, Espinoza

Vote: 3 – 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 621 East Frontenac Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Christina Toy Lee, Associate Zoning Administrator, and Debbie Lawrence, Senior City Planner, representing the Department of City Planning; Bobby Rees, representing the Applicant; and Padraic Cassidy, the Appellant.

MOTION:

Commission President Stevens put forth the actions below in conjunction with the approval of the following project:

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.

1. Determine, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, an Exemption from CEQA, and that there was no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Zoning Administrator's determination dated January 28, 2021;
3. Approve, 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 Ara, as required by LAMC Section 12.21 C.10(i)(3);
4. Approve, 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 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;

5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

Commissioner Campos seconded the motion and the vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

At approximately 6:15 p.m. Commission President Stevens recessed the meeting. The meeting reconvened at 6:20 p.m. with Commissioners Campos and Rascon in attendance.

ITEM NO. 7

ZA-2019-6490-ZAD-1A

CEQA: ENV-2019-6491-CE

Plan Area: Northeast Los Angeles Community Plan

Council District: 14 – de Leon

**Last Day to Act: 02-17-21

PUBLIC HEARING HELD

PROJECT SITE: 4516 East Cato Street

IN ATTENDANCE VIA TELECONFERENCE:

Jack Chiang, Associate Zoning Administrator, and Debbie Lawrence, Senior City Planner, representing the Department of City Planning; and Donggun Lee, representing the Applicant/Appellant.

MOTION:

Commission President Stevens put forth the actions below in conjunction with the approval of the following 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 4,261 square foot lot.

1. Determine, 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 exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Zoning Administrator's determination dated November 19, 2020;
3. Deny, 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;
4. Approve, 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;

5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

Commissioner Campos seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission President Stevens adjourned the meeting at 6:54 p.m.

Jacob Stevens

Jacob Stevens, President
East Los Angeles Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUL 14 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**