

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, MARCH 9, 2022
(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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the East Los Angeles Area Planning Commission’s March 9, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Jacob Stevens called the regular meeting to order at 4:30 p.m. with Commissioners Denise Campos, Rudy Espinoza, and Sarah Rascon in attendance.

Commissioner Christopher Arellano was not in attendance.

Also in attendance were Debbie Lawrence, Senior City Planner and Oscar Medellin, Deputy City Attorney. Commission Office staff participation included, Cecilia Lamas and Alice Inawat, Commission Executive Assistants, and Marcos G. Godoy, Administrative Clerk.

At approximately 5:33 p.m. Commissioner Espinoza joined the zoom webinar/teleconference meeting.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Commission Vice President Rascon moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Debbie Lawrence, Senior City Planner, on behalf of the Director of Planning, reported on two items of interest:
 - City Planning has released a SB 9 implementation memorandum. SB 9 took effect on January 1 and the bill establishes a ministerial process for approving two-unit developments and lot split parcel maps for qualifying projects located on lots zoned for single family. City Planning prepared a memo to summarize the eligibility criteria, key provisions, standards, and an application process for interested applicants. A fact sheet of details and commonly asked questions is available on the planning website.
 - The Chinatown Redevelopment Plan officially expired on January 23. This plan was adopted in 1980 to help incentivize the development of affordable housing while promoting preservation of the unique character of the community. New development projects will no longer require the approval of the Redevelopment Project Area building permit clearance.
- Oscar Medellin, Deputy City Attorney, reported on one item of interest:
 - Liliana Rodriguez, Deputy City Attorney is on maternity leave and Oscar Medellin will be the main City Attorney contact.
- The Commission had no requests.
- Commissioner Stevens moved to approve the Meeting Minutes of February 23, 2022. Commissioner Rascon seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

ZA-2020-752-ZAD-ZAA-1A

CEQA: ENV-2020-0753-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

****Last Day to Act: 12-14-22**

Continued from 02-23-22

PUBLIC HEARING HELD

PROJECT SITE: 3005 North Amethyst Street

IN ATTENDANCE:

Jonathan Hershey, Zoning Administrator representing the Department of City Planning; David Rindlaub, representing the Appellant; and Reza Hadian, representing the Applicant.

MOTION:

Commission President Stevens moved to put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

Construction of a new 24 feet, three inches in height, 1,414 square foot single-family dwelling and attached two car garage on a 3,178.9 square foot vacant lot located within the Northeast Hillside Ordinance area.

1. Determine, 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 (New Construction or Conversion of Small Structures), 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 effect or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain the Zoning Administrator's Determination dated November 29, 2021;
3. Approve, pursuant to Section 12.24 X.28(a)(7)(i) 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 (Amethyst Street) that is improved with an Adjacent Minimum Roadway width of less than 20 feet, as required by Section 12.21 C.10(i)(2);
4. Approve, pursuant to LAMC Section 12.24 X.28(a)(7)(ii), 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 (Amethyst 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 Los Angeles Municipal Code Section 12.21. C.10(i)(3);
5. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to authorize a three-foot northern and southern side yard setback, in lieu of the four feet otherwise required by Section 12.21 C.10(a), on property located within the [Q]R1-1D Zone; and
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

ZA-2020-781-ZAD-ZAA-1A

CEQA: ENV-2020-0782-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

**Last Day to Act: 12-14-22

Continued from 02-23-22

PUBLIC HEARING HELD

PROJECT SITE: 3009 North Amethyst Street

IN ATTENDANCE:

Jonathan Hershey, Zoning Administrator representing the Department of City Planning; David Rindlaub, representing the Appellant; and Reza Hadian, representing the Applicant.

MOTION:

Commission President Stevens moved to put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

Construction of a new 24 feet, three inches in height, 1,344 square foot single-family dwelling and attached two car garage on a 3,179.1 square foot vacant lot located within the Northeast Hillside Ordinance area

1. Determine, 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 (New Construction or Conversion of Small Structures), 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 effect or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain the Zoning Administrator's Determination dated November 29, 2021;
3. Approve, pursuant to Section 12.24 X.28(a)(7)(i) 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 (Amethyst Street) that is improved with an Adjacent Minimum Roadway width of less than 20 feet, as required by Section 12.21 C.10(i)(2);
4. Approve, pursuant to LAMC Section 12.24 X.28(a)(7)(ii), 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 (Amethyst 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 Los Angeles Municipal Code Section 12.21. C.10(i)(3);
5. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to authorize a three-foot northern and southern side yard setback, in lieu of the four feet otherwise required by Section 12.21 C.10(a), on property located within the [Q]R1-1D Zone;
6. Adopt the Conditions of Approval; and

7. Adopt the Findings.

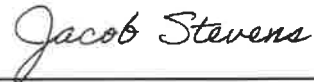
The motion was seconded by Commissioner Campos and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission President Stevens adjourned the meeting at 5:23 p.m.



Jacob Stevens, President
East Los Angeles Area Planning Commission

Alice Inawat Electronic Signature

Alice Inawat, Commission Executive Assistant
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAR 23 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**