

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, MAY 11, 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 May 11, 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 Commission Vice President Sarah Rascon and Commissioner Denise Campos in attendance.

Commissioners Christopher Arellano and Rudy Espinoza were not in attendance.

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

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Commissioner Campos 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.

Commission Vice President Rascon seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Jane Choi, Principal City Planner, on behalf of the Director of Planning, reported on two items of interest:
 - The department is hosting its first Working with Tribal Governments speaker series for the Planning staff on Wednesday May 18, 2022. The intent is to expand our staff's cultural sensitivity awareness and understanding in working with Native American tribes in our current and long-range planning efforts.
 - The department is embarking on the work effort to establish the Hillside Construction Regulations Supplemental Use District for the Mount Washington area. This was a Council Motion introduced by Council Member Cedillo in 2021. There will be presentations to the relevant Neighborhood Councils soon, and the website will be up. When it is time to do, the staff working on the work effort will come and give updates to the Commission on the progress.
- Oscar Medellin, Deputy City Attorney, had no report.
- The Commission reported on one item of interest:
 - Commission President Stevens acknowledged that we are occupying the ancestral and contemporary lands of the Gabrieleno San Gabriel Band of Mission Indians also known as "Gabrieleno Tongva." The movement of these people set the stage for what would eventually become the City of Los Angeles. Acknowledging them reminds us of our important connection to this land where we work, live, and learn. We recognize, honor, and respect these nations as the traditional stewards of these lands and water of which the City of Los Angeles is now present.
- Commission President Stevens moved to approve the Meeting Minutes of April 13, 2022. 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

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentation.

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, 03-09-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 3005 North Amethyst Street

IN ATTENDANCE:

Jonathan Hershey, Zoning Administrator, representing the Department of City Planning.

MOTION:

Commission President Stevens moved to rescind the prior actions in the appeal hearing conducted on March 9, 2022 and conduct a re-hearing under Item No. 8. The motion was seconded by Commission Vice President Rascon and the vote proceed as follows:

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

Vote: 3 – 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, 03-09-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 3009 North Amethyst Street

IN ATTENDANCE:

Jonathan Hershey, Zoning Administrator, representing the Department of City Planning.

MOTION:

Commission President Stevens moved to rescind the prior actions in the appeal hearing conducted on March 9, 2022 and conduct a re-hearing under Item No. 9. The motion was seconded by Commission Vice President Rascon and the vote proceed as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 8

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, 03-09-22

PUBLIC HEARING HELD

PROJECT SITE: 3005 North Amethyst Street

IN ATTENDANCE:

Jonathan Hershey, Zoning Administrator, representing the Department of City Planning; David Rindlaub, Appellant; and Reza Hadian, representing the Applicant; and Steven Bautista on behalf of Council District 14, representing Councilmember Kevin de León.

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 modified 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: Rascon
Absent: Arellano, Espinoza

Vote: 3 – 0

MOTION PASSED

ITEM NO. 9

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, 03-09-22

PUBLIC HEARING HELD

PROJECT SITE: 3009 North Amethyst Street

IN ATTENDANCE:

Jonathan Hershey, Zoning Administrator, representing the Department of City Planning; David Rindlaub, Appellant; and Reza Hadian, representing the Applicant; and Steven Bautista on behalf of Council District 14, representing Councilmember Kevin de León.

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 modified 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: Rascon
Absent: Arellano, Espinoza

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission President Stevens adjourned the meeting at 5:40 p.m.

 (Electronic Signature)

Jacob Stevens, President
East Los Angeles Area Planning Commission

 (Electronic Signature)

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

ADOPTED
CITY OF LOS ANGELES
JUN 07 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE