

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, AUGUST 24, 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 August 24, 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 Denise Campos, Commissioners Seamus Garrity, Lyric Kelkar, and Sarah Rascon in attendance.

Also in attendance were Jane Choi, Principal City Planner, Brittany Arceneaux, Senior City Planner, and Oscar Medellin, Deputy City Attorney. Commission Office staff participation included, Alice Inawat, Commission Executive Assistant, and Marcos Godoy, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Commission President Stevens 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 Campos seconded the motion and the vote proceeded as follows:

Moved: Stevens
Second: Campos
Ayes: Garrity, Kelkar, Rascon

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Brittany Arceneaux, Senior City Planner, on behalf of the Director of Planning, had one report:
 - The Boyle Heights Community Plan Draft Environmental Impact Report is available. It was published in July and the public comment period will remain open until September 26, 2022.

- Oscar Medellin, Deputy City Attorney, had one report:
 - Welcome new Commissioners. The Deputy City Attorney's role is to advise the APC and the Planning Department on any legal issues that may arise during the meeting. That includes matters related to the Brown Act, the Municipal Code, planning and zoning laws, and CEQA issues that may arise.
- The Commission reported on one item of interest:
 - Commissioner Rascon reported her planned absence for the October 12, 2022 East Los Angeles Area Planning Commission meeting.
- Commission President Stevens moved to approve the Meeting Minutes of August 10, 2022. Commissioner Rascon seconded the motion and the vote proceeded as follows:

Moved: Stevens
Second: Rascon
Ayes: Campos
Abstain: Garrity, Kelkar

Vote: 3 – 0 – 2

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

APCE-2018-5431-SPE-CU-CUB-WDI

CEQA: ENV-2018-5432-MND

Plan Area: Boyle Heights

Council District: 14 – de León

****Last Day to Act: 08-24-22**

Continued from: 08-10-22

PUBLIC HEARING HELD

PROJECT SITE: 918 North Soto Street

IN ATTENDANCE:

Adrineh Melkonian, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner, representing the Department of City Planning; and Michael Pauls, representing the Applicant.

At approximately 6:19 p.m. Commission President Stevens recessed the meeting. The meeting reconvened at 6:25 p.m. with Commission Vice President Campos, Commissioners Garrity, Kelkar, and Rascon in attendance.

MOTION:

Commission President Stevens put forth the actions below in conjunction with the approval of the following Project with modifications and amendments as stated on the record:

Construction, use, and maintenance of a 1,150 square foot automatic carwash in conjunction with an existing gasoline service station and the conversion of an 1,140 square foot auto repair shop, 79 square feet storage/restroom area, and a 567 square-foot snack shop into a 1,786 square foot convenience store located in the C2-1-CUGU Zone. The Project also includes a Conditional Use to allow for the continued sale of beer and wine for off-site consumption. The proposed hours of operation for the convenience store are from 5:00 a.m. to 11:00 p.m., daily, for the sale of beer and wine from 8:00 a.m. to 10:00 p.m., daily, and for the automatic carwash from 7:00 a.m. to 7:00 p.m., daily. The Project proposes 123 square feet of a landscaped area along the Soto Street setback.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-5432-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; Find the mitigation measures have been made enforceable conditions of the project; Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, pursuant to Section 13.18 H.4 of the Los Angeles Municipal Code (LAMC), an Exception from the Clean Up Green Up (CUGU) District to allow an automatic carwash within 67 feet from a residential zoned property in lieu of 500 feet from a residential zoned property;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow for the continued sale of beer and wine for off-site consumption in conjunction with an existing gasoline service station and the expansion of an existing food store;
4. Approve, pursuant to LAMC Section 12.24 W.4, Conditional Uses to allow for the continuation of an existing Pole Sign, hours of operation for the carwash from 7:00 a.m. to 7:00 p.m. daily in lieu of Monday through Friday from 7:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 8:00 p.m., and Sunday 11:00 a.m. to 8:00 p.m., less than 50 percent transparent windows to allow 13 percent of transparency fronting Soto Street and 28 percent fronting Wabash Avenue for the proposed carwash; a carwash opening that is 67 feet from a residential zoned property in lieu of 100 feet from a residential zoned property, maintenance of a zero-foot landscaped setback along Wabash

Avenue and Soto Street in lieu of a five-foot landscaped setback along street frontages, and the continued 24-hour operation of the existing gasoline sales;

5. Approve, pursuant to LAMC Section 12.24 W.27, Conditional Uses to allow an automatic carwash within an existing Commercial Corner Development, hours of operation for the new convenience store from 5:00 a.m. to 11:00 p.m. daily in lieu of 7:00 a.m. to 11:00 p.m., for the continuation of an existing Pole Sign, maintenance of a zero-foot landscaped setback along Wabash Avenue and Soto Street in lieu of a five-foot landscaped setback along street frontages, less than 50 percent transparent windows and doors to allow 48 percent of transparency fronting Soto Street and 43 percent of transparency fronting Wabash Avenue for the proposed food store structure;
6. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement for the south side of Wabash Avenue and for the easterly public alley, which adjoins the Project site;
7. Adopt the Conditions of Approval, as Modified by the Commission; and
8. Adopt the Findings, as Amended by the Commission.

The motion was seconded by Commission Vice President Campos and the vote proceeded as follows:

Moved: Stevens
Second: Campos
Ayes: Kelkar
Nays: Garrity
Abstain: Rascon

Vote: 3 – 1 – 1

MOTION PASSED

There being no further business before the Commission President Stevens adjourned the meeting at 6:35 p.m.

Jacob Stevens (Electronic Signature)

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

NOV 09 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**