

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, DECEMBER 14, 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 December 14, 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, and Commissioner Lyric Kelkar in attendance via Teleconference Webinar.

Commissioners Seamus Garrity and Sarah Rascon were not in attendance.

Also in attendance were Craig Weber, Principal City Planner; Jack Chiang, Associate Zoning Administrator; Charlie J. Rausch, Associate Zoning Administrator; Olga Ruano, City Planner; Oscar Medellin, Deputy City Attorney; Lilliana Rodriguez, Deputy City Attorney; and Commission Office staff participation included Eva Bencomo, Commission Executive Assistant, and Filomena Fuchs, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Commission President Jacob 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.

Commissioner Lyric Kelkar seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Craig Weber, Principal City Planner, noted the significant and exciting change in the City as we usher in the new Mayor and several Council Members including in East LA, and reported on several items:

A Wildlife program specific to an area within the Santa Monica mountains was approved that provides some development standards that address the interface between the built environment and wildlife. It is envisioned within the City's budget that the program will be expanded to additional wildlife areas and certainly the East LA and in particular the Northeast Los Angeles area. We are excited to see that work progress into the East LA area. At a more local level, the City Planning Commission approved Hillside Construction Regulations that will cover all the hillside areas within the Northeast Los Angeles Community Plan Area. The program is still awaiting final adoption from the City Council. We are hopeful that it will occur as the Council meetings pick up in January after the Winter recess.

The Process and Procedures Ordinance is an amendment to the Zoning Code that clarifies and cleans up many of the procedural things that come to Commissions. That was adopted and will go into effect mid-year. The old code citations that you see in agenda items will be replaced by new numbers and new letters. Most of the timelines remain intact with minor changes. Commission staff and Planning staff will provide guidance if something has changed to a case you are looking at.

The City has adopted a new ordinance that will prohibit oil drilling within Los Angeles; there are a number of oil drilling sites within East Los Angeles and many are hidden in plain sight. There has been a robust dialogue about the health effects that oil drilling facilities have, usually in more marginalized communities. There will be no new permitting for oil drilling and there is a period in which these facilities will be phased out, roughly 20 years.

- Oscar Medellin, Deputy City Attorney stated that the 48-hour communications contained a hearing notice for the East LA Commission's January 11th meeting. The Hearing Notice pertains to the remand from the Los Angeles Superior Court on the Vidiots Project and theater in Eagle Rock. It is important that any of the Commissioners who are still on the Commission that voted on that item originally, be present for the meeting on January 11th.

Oscar Medellin also introduced Deputy City Attorney Lilliana Rodriguez, who will soon transition to replace him as the Deputy City Attorney assigned to the East Los Angeles Area Planning Commission.

- Commission President Stevens and Commission Vice President Campos stated their planned absences from the East Los Angeles Area Planning Commission meeting of December 28, 2022.
- The Commission had no items of interest.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

ZA-2020-1180-ZAD-ZAA-1A

ENV-2021-81251-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

Last Day to Act: 10-24-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1480 North Avenue 57

IN ATTENDANCE VIA TELECONFERENCE:

Adrineh Melkonian, City Planner, and Jack Chiang, Associate Zoning Administrator, representing the Planning Department; Jamie T. Hall, Representing Neighbors of N. Avenue 57, Appellant, and Jeffrey T. Hall, Representing Don Caverhill, Applicant.

MOTION:

Commission President Stevens moved to continue the case to a date certain of February 22, 2023.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

ZA-2021-8124-ZAD-1A

ENV-2020-1181-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

Last Day to Act: 12-28-22

PUBLIC HEARING HELD

PROJECT SITE: 1431 North Avenue 57

IN ATTENDANCE VIA TELECONFERENCE:

Charlie J. Rausch, Associate Zoning Administrator, representing the Planning Department; Michael Dailey and Clayton Early, Appellants; Jim Bourgault and Matt Jewett representing Scott Gaudes, Applicant.

MOTION:

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

Exterior renovation or alteration and additions to an existing three-story single-family dwelling with an attached two car garage on an 8,655-square-foot lot. The proposed work includes removal of an existing 16-foot, eight-inch by four-foot, five-inch damaged deck and addition of 544 square feet for a new 616-square-foot deck with a cable railing system on a new caisson foundation on the street level, repair and replace an existing damaged 19-foot, eight-inch by 12-foot deck framing and foundation as needed for a new/repared 236-square-foot deck in place of a 248-square-foot deck on the intermediate level, and removal an existing 16-foot, eight-inch by four-foot, five-inch damaged deck and add a new 200-square-foot deck with a cable railing system on a new caisson foundation at the lower Accessory Dwelling Unit (ADU) level.

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 , and there is 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 September 28, 2022;
3. Adopt the Conditions of Approval, as Modified by the Commission; and
4. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, President Stevens adjourned the meeting at 5:59 p.m.

Jacob Stevens

Jacob Stevens, President
East Los Angeles Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19) for
Eva Bencomo, Commission Executive Assistant
East Los Angeles Area Planning Commission

ADOPTED

CITY OF LOS ANGELES

FEB 22 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**