

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, FEBRUARY 08, 2023
(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 February 08, 2023 meeting was conducted via telephone and/or videoconferencing.

Commission President Jacob Stevens called the regular meeting to order at 4:33 p.m. with Commissioners Lyric Kelkar and Sarah Rascon in attendance. Commission Vice President Denise Campos joined at approximately 4:47 p.m. Commissioner Seamus Garrity was not in attendance.

Also in attendance were Oscar Medellin and Liliana Rodriguez, Deputy City Attorneys. Commission Office staff participation included Eva Bencomo, Commission Executive Assistant, and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- There was not a Director's Report.
- Oscar Medellin, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Kelkar moved to adopt the Minutes for the meetings of October 12, 2022, November 9, 2022, and November 23, 2022. Commission President Stevens seconded the motion and the vote proceeded as follows:

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

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.

At approximately 4:51 p.m. Commissioner Kelkar left the meeting.

ITEM NO. 6

ZA-2020-981-CUB-1A

ENV-2020-982-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

Last Day to Act: N/A

Continued from: 01-11-22

PUBLIC HEARING HELD

PROJECT SITE: 4878 – 4884 North Eagle Rock Boulevard; 2156 West Yosemite Drive

IN ATTENDANCE VIA TELECONFERENCE:

Michelle Carter, City Planner, and Estineh Mailian, Chief Zoning Administrator, representing the Department; Oscar Medellin, Deputy City Attorney; Sarah Houghton and Elisa Paster, Applicant's Representatives; and Greg Merideth, Appellant.

Commissioner Rascon moved to put forth the actions below in conjunction with the following Project:

PROJECT: The Commission's Letter of Determination, dated January 5, 2021, describes the Project as: The sale and dispensing of beer and wine for on-site consumption in conjunction with a 10,672 square foot existing motion picture theater and associated retail space with 271 seats, live entertainment and hours of operation from 11:00 a.m. to 1:00 a.m. daily in the [Q]C4-1XL Zone in lieu of the otherwise restricted hours of operation from 7:00 a.m. to 11:00 p.m. as restricted by Commercial Corner Development Standards.

Pursuant to an interlocutory court order issued on October 24, 2022 in the case of *Katherine E. Rubenstein v. City of Los Angeles* (21STCP00991), the Commission reconsidered its Findings associated with its Letter of Determination dated January 5, 2021, in which the Commission voted to grant in-part and deny in-part an appeal and modify various conditions of approval for the Project located at 4878 - 4884 North Eagle Rock Blvd.

1. Re-adopt the Conditions of Approval as previously adopted on December 9, 2020; and
2. Adopted the Revised Findings, superseding those Findings contained in the Letter of Determination dated January 5, 2021.

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

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

Vote: 3 – 0

MOTION PASSED

At approximately 6:02 p.m. Commission President Stevens recessed the meeting. Commission President Stevens reconvened the meeting at approximately 6:10 p.m. with Commission Vice President Campos and Commissioners Kelkar and Rascon.

ITEM NO. 7

AA-2021-9841-PMLA-HCA-1A

ENV-2021-9843-CE

Related Case: ZA-2021-9842-ZV-ZAA-1A

Plan Area: Northeast Los Angeles

Council District: 14 – de León

Last Day to Act: 03-06-23

PUBLIC HEARING HELD

PROJECT SITE: 5308 – 5310 Mount Helena Avenue; 1389 Frackelton Place

IN ATTENDANCE VIA TELECONFERENCE:

More Song, City Planner, and Christina Toy Lee, Associate Zoning Administrator, representing the Department; Paul Garry, Applicant's Representative; and Bracha Jade, Appellant.

Commission President Stevens moved to put forth the actions below in conjunction with approval of the following Project:

Subdivision of an existing parcel with two single-family residences into two lots with one single-family residence each. The Project is requesting to waive the otherwise required dedications and improvements along both Mount Helena Avenue and Frackelton Place. The Project also proposes a new accessory dwelling unit on one of the two proposed lots, subject to a separate review process; no other new construction, demolition, or changes in physical conditions are proposed.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Grant the appeal in part, deny the appeal in part, and sustain the Advisory Agency's determination dated August 25, 2022;
3. Approve, pursuant to Section 17.53 of the Los Angeles Municipal Code (LAMC), a Preliminary Parcel Map for the subdivision of one parcel into two lots (Parcels A and B) in the R1-1 Zone;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 8

ZA-2021-9842-ZV-ZAA-1A

ENV-2021-9843-CE

Plan Area: Northeast Los Angeles

Related Case: AA-2021-9841-PMLA-HCA-1A

Council District: 14 – de León

Last Day to Act: 03-06-23

PROJECT SITE: 5308 – 5310 Mount Helena Avenue; 1389 Frackelton Place

IN ATTENDANCE VIA TELECONFERENCE:

More Song, City Planner, and Christina Toy Lee, Associate Zoning Administrator, representing the Department; Paul Garry, Applicant's Representative; and Bracha Jade, Appellant.

Commission President Stevens moved to put forth the actions below in conjunction with approval of the following Project:

Subdivision of an existing single lot with two single-family residences into two lots with one single-family residence each. The Project is requesting to waive the otherwise required dedications and improvements along both Mount Helena Avenue and Frackelton Place. The Project also proposes a new accessory dwelling unit on one of the two proposed lots, subject to a separate review process; no other new construction, demolition, or changes in physical conditions are proposed.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, 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 August 25, 2022;
3. Approve, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment to permit the following setbacks on two proposed lots (Parcels A and B) in the R1-1 Zone in lieu of the setbacks otherwise required by LAMC Section 12.21 C:
 - a. A southerly side yard setback of three-foot three inch for Parcel A; and
 - b. An easterly side yard setback of four-foot ten inch for Parcel B;
4. Dismiss, pursuant to LAMC Section 12.28, a westerly front yard setback of 12-foot nine inch for Parcel A and a southerly front yard setback of 18-foot four inches for Parcel B;
5. Approve, pursuant to LAMC Section 12.27, a Zone Variance to permit zero on-site vehicle parking spaces for an existing residential unit on a proposed lot in the R1-1 Zone (Parcel B) in lieu of the number of vehicle parking spaces otherwise required by LAMC Section 12.21 A.4;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

There being no further business before the East Los Angeles Area Planning Commission, President Jacob Stevens adjourned the meeting at 7:37 p.m.



Denise Campos, Vice President
East Los Angeles Area Planning Commission



Sarah Rasoon, Commissioner
East Los Angeles Area Planning Commission



Eva Bencomo, Commission Executive Assistant
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 13 2023

CITY PLANNING DEPARTMENT
COMMISSION OFFICE