

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, OCTOBER 25, 2023 REGULAR MEETING
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065

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.

The East Los Angeles Area Planning Commission’s October 25, 2023, meeting was conducted in person at Ramona Hall Community Center, 4580 North Figueroa Street, Los Angeles, CA 90065 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Yap called the regular meeting to order at 4:32 p.m. with Commission Vice President Song, and Commissioner Gloria Gutierrez in attendance.

Also in attendance were Vanessa Soto, Senior City Planner, Oscar Medellin, and Liliana Rodriguez, Deputy City Attorneys. Commission Office staff participation included Neverly Ann Hill, Commission Executive Assistant, Diego Vazquez, and Marcos Godoy Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vanessa Soto, Senior City Planner, on behalf of Vince P. Bertoni, Director of Planning, noted the following regarding the Affordable Housing Streamlining Ordinance:
 - On October 11th, City Planning hosted a Virtual Webinar and Public Hearing that presented an overview of the proposed Ordinance. The Ordinance proposes to amend the Los Angeles Municipal Code (LAMC) to create an administrative review process for 100% affordable housing projects, subject to eligibility requirements and performance standards. This proposed ordinance incorporates the streamlining provisions of Executive Directive 1 (ED 1) into the LAMC in an effort to increase affordable housing throughout the City by shortening the time and cost it takes to approve affordable housing projects.
 - The meeting provided an opportunity for interested parties to learn more about the proposed ordinance and provide comments.
- Oscar Medellin, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes
President Yap moved to approve the Meeting Minutes of September 13, 2023. Vice President Song seconded the motion and the vote proceeded as follow:

Moved: Yap
Second: Gutierrez
Ayes: Song

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

President Yap announced item 07 would be taken out of order.

ITEM NO. 5

ZA-2021-5204-ZAD-1A

CEQA: ENV-2021-5205-CE

Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez

Last Day to Act: 10-25-23

Continued from: 04-26-23, 07-12-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2824 – 2830 North Prewett Street

IN ATTENDANCE:

Charlie J. Rausch, Associate Zoning Administrator, representing the Planning Department; Sheri Bonstelle representing the Applicant/Appellant.

MOTION:

Commission President Yap moved to continue the item to a date uncertain. Commissioner Gutierrez seconded that motion and the vote proceeded as follows:

Moved: Yap
Second: Gutierrez
Ayes: Song

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

ZA-2020-981-CUB-1A

CEQA: ENV-2020-982-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

Last Day to Act: N/A

PUBLIC HEARING REQUIRED - REMAND

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

IN ATTENDANCE:

Estineh Malian, Chief Zoning Administrator, Heather Bleemers, Senior City Planner, and Louis Ortega, Planning Assistant representing the Planning Department; Sara Houghton and Dana Sayles representing the Applicant, and Greg Meredith representing the Appellant.

MOTION:

Commission President Yap moved to put forth the actions below with the approval of the following project as stated on the record.

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 12:00 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.

1. Vacate the Commission's prior decisions in this matter, dated December 9, 2020 and February 8, 2023, pursuant to a final judgment in the case of *Katherine E. Rubenstein v. City of Los Angeles* (21STCP00991), and conducted a rehearing of the appeal;
2. Determine, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies;
3. Deny the appeal in part and grant the appeal in part, sustain the Zoning Administrator's Determination dated September 8, 2020 with modifications;
4. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing Motion Picture Theater and retail store in the C4 Zone;
5. Adopt the attached Modified Conditions of Approval; and
6. Adopt the attached Findings.

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

Moved: Yap
Second: Gutierrez
Ayes: Song

Vote: 3 – 0

MOTION PASSED

At approximately 6:11 p.m. Commission President Yap recessed the meeting. At approximately 6:24 p.m. Commission President Yap re-convened the meeting with Commission Vice President Song and Commissioner Gutierrez in attendance.

ITEM NO. 6

ZA-2022-957-ZAD-SPP-HCA-1A
CEQA: ENV-2022-956-CE
Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez
Last Day to Act: 10-31-23
Continued from: 09-13-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 3918 and 3924 West Rome Court

IN ATTENDANCE:

Jordann Turner, Associate Zoning Administrator, representing the Planning Department; Tony Russo representing the Applicant/Appellant.

MOTION:

Commission President Yap moved to continue the item to a date certain of February 28, 2024. Commissioner Gutierrez seconded that motion and the vote proceeded as follows:

Moved: Yap
Second: Gutierrez
Ayes: Song

Vote: 3 – 0

MOTION PASSED

There being no further business before the East Los Angeles Area Planning Commission, President Yap adjourned the meeting at 9:17 p.m.



Neverly Ann Hill, Commission Executive Assistant
East Los Angeles Area Planning Commission



Michael Yap, President
East Los Angeles Area Planning Commission