

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, FEBRUARY 14, 2024 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 February 14, 2024, 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 4:30 p.m. with Vice President Song, and Commissioner Marquez in attendance.

Commissioner Avila-Hernandez and Gutierrez were not in attendance.

Also in attendance were Ulises Gonzalez, Senior City Planner, Liliana Rodriguez, Deputy City Attorney, Commission Office staff participation included: Neverly Ann Hill, Commission Executive Assistant I, Diego Vazquez and Marcos Godoy, Administrative Clerks.

At approximately 4:34 p.m. Commissioner Gutierrez joined the meeting.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Ulises Gonzalez, Senior City Planner, on behalf of Vince P. Bertoni, Director of Planning, noted the following:
 - The Metro Transportation Communication Network (TCN) Ordinances were adopted by the City Council on December 15, 2023, The two Enabling Ordinances and the Supplemental Use District (SUD) ordinance will become effective on February 5, 2024, while the Zone Change Ordinance will become effective on March 9, 2024. (Council File: 22-0392)
 - HistoricPlacesLA Goes Live! In December 2023, the Office of Historic Resources launched the latest version of HistoricPlacesLA, the citywide historic resources inventory. The recent release marks the first major update since the 2015 launch of the inventory and includes the upgrade to version 6.2 of the Arches heritage data management platform.
 - Boyle Heights: The City Planning Commission partially approved modifications to the City Council adopted amendments to the Community Plan at its meeting on January 11, 2024. Following the Mayor’s consideration of the City Council’s modifications, the Plan is anticipated to be heard again by the PLUM Committee and City Council in spring of 2024.
- Liliana Rodriguez, Deputy City Attorney, had no report.
- There were no Commission requests.
- President Yap and Vice President Song announced planned absences for the meeting of April 10, 2024.

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.

ITEM NO. 5

DIR-2016-4998-SPP-HCA-1A

CEQA: ENV-2016-4999-MND

Plan Area: Northeast Los Angeles

Related Case: DIR-2016-5000-SPP-HCA-1A

Council District: 1 – Hernandez

Last Day to Act: 01-10-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 3152 East Future Street

IN ATTENDANCE:

Vanessa Soto, Senior City Planner, Nicole Sanchez, City Planner, Nashya Sadono-Jenson, City Planning Associate, representing the Planning Department; Andre Ohanian representing the Applicant; Andrew Westwell and George Northy representing the Appellant.

MOTION:

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

Construction, use, and maintenance of a new 2,502.09-square foot single-family dwelling with an attached garage, on a 6,470.2-square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area.

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-2016-4999-MND, as circulated on December 14, 2023 ("Mitigated Negative Declaration") prepared to supersede the Negative Declaration and Errata dated September 25, 2023 originally prepared for the Project, all comments received, and Errata dated February 5, 2024, 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 judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration, Errata dated February 5, 2024, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Deny the appeal and sustain the Director of Planning's Determination dated September 26, 2023, with modifications and amendments;
3. Approve with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, a Project Permit Compliance

review for the construction, use, and maintenance of a new 2,502.09-square foot single-family dwelling with an attached garage, on a 6,470.2-square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area;

4. Adopt the attached Modified Conditions of Approval; and
5. Adopt the attached Amended Findings.

Vice President Song seconded the motion and the vote proceeded as follows:

Moved: Yap
Second: Song
Ayes: Gutierrez
Nay: Marquez
Absent: Avila-Hernandez

Vote: 3 – 1

MOTION PASSED

ITEM NO. 6

DIR-2016-5000-SPP-HCA-1A

CEQA: ENV-2016-4999-MND

Plan Area: Northeast Los Angeles

Related Case: DIR-2016-4998-SPP-HCA-1A

Council District: 1 – Hernandez

Last Day to Act: 01-10-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 3164 East Future Street

IN ATTENDANCE:

Vanessa Soto, Senior City Planner, Nicole Sanchez, City Planner, Nashya Sadono-Jenson, City Planning Associate, representing the Planning Department; Andre Ohanian representing the Applicant; and Dana Agens representing the Appellant.

MOTION:

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

Construction, use, and maintenance of a new 2,508.34-square foot single-family dwelling with an attached garage, on a 6,26.1-square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area.

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-2016-4999-MND, as circulated on December 14, 2023 (“Mitigated Negative Declaration”) prepared to supersede the Negative Declaration and Errata dated September 25, 2023 originally prepared for the Project, all comments received, and Errata dated February 5, 2024, 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 judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration, Errata dated February 5, 2024, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Deny the appeal and sustain the Director of Planning’s Determination dated September 26, 2023, with modifications and amendments;
3. Approve with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the

Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, a Project Permit Compliance review for the construction, use, and maintenance of a new 2,508.34-square foot single-family dwelling with an attached garage, on a 6,626.1-square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area;

4. Adopted the attached Modified Conditions of Approval; and
5. Adopted the attached Amended Findings.

Vice President Song seconded the motion and the vote proceeded as follows:

Moved: Yap
Second: Song
Ayes: Gutierrez
Nay: Marquez
Absent: Avila-Hernandez

Vote: 3 – 1

MOTION PASSED

At approximately 5:57 p.m. Commission President Yap recessed the meeting. At approximately 6:06 p.m. Commission President Yap re-convened the meeting with Commissioner Vice President Song, Commissioners Gutierrez, and Marquez in attendance.

ITEM NO. 7

VTT-82095-SL-1A

CEQA: ENV-2018-2351-CE
Plan Area: Northeast Los Angeles

Council District: 14 – de León
Last Day to Act: 02-14-24

PUBLIC HEARING HELD

PROJECT SITE: 616 – 620 North Avenue 66

IN ATTENDANCE:

More Song, City Planner, representing the Planning Department; Jasvant Modi and Traci Stone, Applicants; Amy Minter representing the Appellant; and Clara Solis, Appellant.

MOTION:

Commissioner Gutierrez moved to put forth the actions below in conjunction with approval of the following Project, with Modified Conditions and Findings, as stated on the record:

Merger and re-subdivision of the subject property into a 12-lot small-lot subdivision for the construction, use, and maintenance of 11 small-lot residences (with one lot without a residential unit). The Project will rise to a maximum height of four stories and 57 feet in height. The Project to provide a total of 24 vehicle parking spaces, including two spaces per unit and two guest parking spaces. The Project to remove three protected trees on-site replacing them at a 4:1 ratio per the Urban Forestry regulations for protected trees. The Project also involves a haul route for the export of approximately 2,010 cubic yards of soil.

1. Determine, based on the whole of the administrative record, the Project is Categorically Exempt from CEQA pursuant to CEQA guidelines, Section 15332, 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 in part and grant the appeal in part and sustain the Deputy Advisory Agency's determination dated June 6, 2019.

3. Approve, pursuant to Sections 17.06, 17.15, and 12.22 C.27 of the Los Angeles Municipal Code (LAMC), Vesting Tentative Tract Map No. 82095-SL to permit the merger and re-subdivision of the subject property into a maximum of 12 lots for a new 11-unit small-lot subdivision in the RD2-1-HPOZ Zone, including a haul route for the export of approximately 2,700 cubic yards of soil;
4. Adopt the attached Modified Conditions of Approval; and
5. Adopt the attached Findings.

President Yap seconded the motion and the vote proceeded as follows:

Moved: Gutierrez
Second: Yap
Ayes: Marquez, Song
Absent: Avila-Hernandez

Vote: 4 – 0

MOTION PASSED

There being no further business before the East Los Angeles Area Planning Commission, President Yap adjourned the meeting at 6:40 p.m.



for Nevery Ann Hill, Commission Executive Assistant
East Los Angeles Area Planning Commission



Michael Yap, President
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 11 2024

PLANNING DEPARTMENT
COMMISSION OFFICE