

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, FEBRUARY 28, 2024 REGULAR MEETING
RAMONA HALL COMMUNITY CENTER, SECOND FLOOR
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 28, 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 4:31 p.m. with Commission Vice President Song, and Commissioner David Marquez in attendance.

Commissioners Avila-Hernandez and Gloria Gutierrez were not in attendance.

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

At approximately 4:32 p.m. Commissioner Avila-Hernandez joined the meeting.

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:
 - The City’s permanent Alfresco Ordinance is now in effect. This program allows for alcohol service in outdoor dining areas including parking lots, patios, plazas, sidewalks, streets and more. The Department offers a one stop virtual portal for all Al fresco Program Authorization Requests through our online application system. Additional information about the program is available on the Department’s website under the alcohol sales resource page.
 - The Department launched a new endeavor with its climate Vulnerability Assessment Community Partners Program. The program launched on February 14, 2024. This is the first time the Department has engaged in a paid partnership with community-based organizations. There were six community-based organizations participating. The program will ensure that the climate vulnerability assessment integrates community knowledge and prioritizes the most vulnerable communities. Through this partnership, these individuals will lead the engagement with our communities most impacted by climate hazards throughout the City.
- Liliana Rodriguez, Deputy City Attorney, had no report.
- There were no Commission requests.
- Commission Vice President Song announced a planned absences for the meeting of April 10, 2024.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

At approximately 4:40 p.m. Commissioner Gutierrez joined the meeting.

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

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: 02-18-24

Continued from: 09-13-23, 10-25-23

PUBLIC HEARING HELD

PROJECT SITE: 3918 and 3924 West Rome Court

IN ATTENDANCE:

Jordann Turner, Associate Zoning Administrator, representing the Planning Department; Tony Russo and Daniel Freedman representing the Applicant.

Commission President Yap recessed the meeting at approximately 7:09 p.m. Commission President Yap reconvened the meeting at approximately 7:21 p.m. with Commission Vice President Song and Commissioners Avila-Hernandez, Gutierrez, and Marquez in attendance.

MOTION:

Commissioner Marquez moved to put forth the actions below in conjunction with the approval of the following Project:

Construction, use and maintenance of a new 2,557 square-foot single-family dwelling with an attached garage, and an attached 445 square-foot Accessory Dwelling Unit (ADU) (under separate Administrative Review), on an 11,377 square-foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area.

1. Determine, based on the whole 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 June 21, 2023;
3. Deny, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street without providing a 20-foot-wide roadway adjacent to the property along Rome Court as required by LAMC Section 12.21 C.10(i)(2);
4. Approve, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling fronting a Substandard Hillside Limited Street where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3);
5. Approve, pursuant to LAMC Section 11.5.7 C 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 two story, 2,557 square-foot single-family dwelling, with a 346 square-foot attached garage, and an attached 445 square-foot Accessory Dwelling Unit (ADU) (under separate Administrative Review), on an 11,377 square-foot vacant lot;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

Commissioner Gutierrez seconded that motion and the vote proceeded as follows:

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

Vote: 4 – 1

MOTION PASSED

There being no further business before the East Los Angeles Area Planning Commission, Commission President Yap adjourned the meeting at 8:04 p.m.


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


Michael Yap, President
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 11 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**