

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, MARCH 12, 2025, 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 AREA PLANNING COMMISSION,” LOCATE THE COMMISSION MEETING DATE AND SELECT THE “AUDIO” BUTTON.

The East Los Angeles Area Planning Commission’s March 12, 2025, meeting was conducted in person at the Ramona Hall Community Center and via Zoom Webinar in a hybrid meeting format.

Commission President Michael Yap called the meeting to order at 4:33 p.m. with Commissioners Lydia Avila-Hernandez and Jaime Geaga present.

Commission Vice President Eunice Song and Commissioner Gutierrez were not in attendance.

Also in attendance were Ulises Gonzalez, Senior City Planner; Liliana Rodriguez, Deputy City Attorney II; Commission Office staff participation included Denise Otero, Commission Executive Assistant I, Marcos Godoy, Administrative Clerk, and Jamie Hwang, City Planning Associate.

At approximately 4:36 p.m. Commissioner Gutierrez joined the meeting.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Ulises Gonzalez, Senior City Planner, gave a report on behalf of Vincent Bertoni, Director of Planning.
- Liliana Rodriguez, Deputy City Attorney, had no report.
- Commission Requests
 - Commissioner Geaga announced a planned absence for the meeting of June 11, 2025.
- Meeting Minutes:

Commission President Yap moved to approve the Meeting Minutes of January 22, 2025. Commissioner Gutierrez seconded the motion, and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There was one speaker who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

[ZA-2021-5204-ZAD-1A](#)

CEQA: ENV-2023-5352-MND

Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez

Last Day to Act: 03-12-25

Continued from: 04-26-23, 07-12-23, 10-25-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2824 – 2830 North Prewett Street

IN ATTENDANCE:

Linda Lou, City Planner and Charles J. Rausch, Associate Zoning Administrator representing the Planning Department; Phillip Wilson, Appellant and Sheri Bonstelle and Ricardo Moura, representing the Applicant, Stanislav Troy.

MOTION:

Commissioner President Yap moved to continue the matter to a date certain of April 23, 2025. Commissioner Gutierrez seconded the motion, and the vote proceeded as follows:

The vote proceeded as follows:

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

Vote: 4 - 0

There being no further business before the Commission President Yap adjourned the meeting at 7:45 p.m.



for

Michael Yap, Commission President
East Los Angeles Area Planning Commission



Denise Otero, Commission Executive Assistant I
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

APR 22 2026

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**