EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, NOVEMBER 12, 2025, REGULAR MEETING
RAMONA HALL COMMUNITY CENTER
4480 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 November 12, 2025, meeting was conducted in person at the Ramona Hall Community Center and Zoom Webinar in a hybrid meeting format.

Commission Vice President Gloria Gutierrez called the meeting to order at 4:31 p.m. with Commissioners Lydia Avila-Hernandez, Myanna Dellinger, and Jaime Geaga in attendance.

Commission President Eunice Song was not in attendance.

Also in attendance were Ulises Gonzalez, Senior City Planner, and Liliana Rodriguez, Deputy City Attorney II. Commission Office staff participation included Bryan Sanchez, Commission Executive Assistant I, Nathan Gallardo, and Marcos Godoy, Administrative Clerks.

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 Avila Hernandez announced a planned absence for the meeting of December 10, 2025.
  - Commissioner Dellinger announced a planned absence for the meeting of December 10, 2025.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2023-4162-ZAD-HCA-1A
CEQA: ENV-2023-4108-CE
Plan Area: Northeast Los Angeles

Council District: 14 – Jurado
Last Day to Act: 06-29-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 3218 North Amethyst Street

IN ATTENDANCE:
Jack Chiang, Associate Zoning Administrator representing the Planning Department;Larry Mondragon, representing the Applicant, Venkatachinna Irava; David Rindlaub, Appellant.

MOTION:

Commissioner Avila-Hernandez moved to put forth the actions below in conjunction with the following Project as stated on the record:

Construction use, and maintenance of a new 25-foot five-inch, 1,607-square-foot single-family dwelling, including an attached one-car garage, a detached carport, and 92-square-foot covered patio on a vacant 4,164-square-foot lot (4,098-square-foot net). There are no protected trees on site or trees in the adjacent public right-of-way; one non-protected tree on site will be removed. The proposed Project is one of five abutting single-family dwellings being concurrently developed by the Applicant. ENV-2023-4108-CE analyzes all five single-family dwellings as one project under CEQA.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (In-fill Development), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain the Zoning Administrator's determination dated August 25, 2025;
3. Deny, pursuant to Chapter 1, 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 with an attached one-car garage, carport, and covered patio on a lot fronting Substandard Hillside Limited Street, which is Amethyst Street, without providing a 20-foot-wide improved Minimum Adjacent Roadway as required by LAMC Code Section 12.21 C.10(i)(2);
4. Approve, pursuant to LAMC Chapter I, Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling with an attached one-car garage, carport, covered patio on a lot fronting a substandard Hillside Limited Street, which is Amethyst Street, without providing a 20-foot wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area as required by LAMC Chapter I, Section 12.21 C.10(i)(3); Adopt the attached Conditions of Approval;
5. Adopt the Conditions of Approval; and

6. Adopt the attached Findings.

Commissioner Geaga seconded the motion, and the vote proceeded as follows:

Moved:	Avila-Hernandez
Second:	Geaga
Aye:	Gutierrez
Nay:	Dellinger
Absent:	Song
Vote:	**3 - 1**

There being no further business before the Commission Vice President Gloria Gutierrez adjourned the meeting at 5:58 p.m.

for

Commission President Eunice Song
East Los Angeles Area Planning Commission

Bryan Sanchez, Commission Executive Assistant I
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES
MAY 13 2026
CITY PLANNING DEPARTMENT
COMMISSION OFFICE