

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, DECEMBER 10, 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 December 10, 2025, meeting was conducted in person at the Ramona Hall Community Center and via Zoom Webinar in a hybrid meeting format.

Commission President Eunice Song called the meeting to order at 4:36 p.m. with Commissioner Jaime Geaga, and Commission Vice President Gloria Gutierrez in attendance.

Commissioners Avila-Hernandez and Myanna Dellinger were 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 Nora Morales Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Ulises Gonzalez, Senior City Planner had no report on behalf of Vincent. P. Bertoni, Director of Planning.
- Liliana Rodriguez, Deputy City Attorney, had no report.
- Commission requests:
 - Commission Vice President Gutierrez announced a planned absence for the meeting of January 14, 2026 and March 25, 2026.
 - Commissioner Geaga announced a planned absence for the meeting of January 28, 2026 and February 11, 2026.

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-2025-2496-CUB-1A

CEQA: ENV-2025-2497-CE

Plan Area: Silverlake – Echo Park – Elysian Valley

Council District: 04 – Raman

Last Day to Act: 12-23-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 2800 North Hyperion Avenue (2800 – 2806 North Hyperion Avenue)

IN ATTENDANCE:

Christina Toy Lee, Associate Zoning Administrator representing the Planning Department; Matthew Mellow, FE Design & Consulting, representing the Applicant; and David Wheatley, Appellant.

MOTION:

Commission President Song moved to put forth the actions below with the following Project as stated on the record:

The sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a 1,219 square foot restaurant with 22 indoor seats and a 204 square foot outdoor patio area with 12 outdoor seats with limited live entertainment including acoustic jazz music. Proposed hours of operation for the establishment are from 7:00 a.m. to 11:00 p.m., daily.

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 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, 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 September 24, 2025;
3. **Approve**, pursuant to Chapter 1A, Sections 12.24 W.1 and 13B.2.2 of the Los Angeles Municipal Code, a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a proposed restaurant in the [Q]C2-1VL Zone;
4. **Adopt** the Exhibit A
5. **Adopt** the Conditions of Approval; and
6. **Adopt** the Findings, as Modified by the Commission, including Staff's Technical Modification Dated December 4, 2025.

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

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

Vote: 3 - 0

There being no further business before the Commission President Song adjourned the meeting at 5:34 p.m.



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**