

COMMISSION MEETING AUDIO

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EAST LOS ANGELES AREA PLANNING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, SEPTEMBER 23, 2026 AFTER 4:30 P.M.

RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET LOS
ANGELES, CA 90065

1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Requests

2. [NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS](#)

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apceastla@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. [RECONSIDERATIONS](#)

- MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [ZA-2024-1560-CU1-1A](#)

Last Day to Act: 09-28-26

Council District 14 – Jurado CEQA: ENV-2024-1561-CE

PUBLIC HEARING REQUIRED**PROJECT SITE:** 4849 – 4853 North Mount Royal Drive**The Planning Department is recommending that this matter be continued.****PROPOSED PROJECT:**

Construction, use, and maintenance of a new 3,560 square-foot single family dwelling and attached garage with an 18-foot wide, 34-foot long driveway bridge. The Applicant requests a Class 1 Conditional Use Permit to allow the construction of a new single-family dwelling on a Substandard Hillside Street (Mt. Royal Drive) improved with a roadway width less than 20 feet and that does not have vehicular access from a street improved with a minimum of 20-foot wide continuous paved roadway to the boundary of the Hillside Area, to allow a zero-foot front yard setback in lieu of the 19 feet, 10 inches otherwise required, and to allow a height of 45 feet in lieu of the maximum of 28 feet. The Project also includes nine protected Coast Live Oak trees, of which two protected trees (Tree #2 and Tree #3) are to be removed and replaced by eight new Coast Live Oak trees planted on site.

APPEAL:

An appeal of the June 8, 2026, Zoning Administrator's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303, Class 3 (New Construction and Conversion of Small Structures), 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, or hazardous waste sites, or historical resources applies;
2. Approved, pursuant to Chapter 1 Section 12.24 X.28(a)(7)(i) and Chapter 1A Section 13B.2.1. of the Los Angeles Municipal Code (LAMC), a Class 1 Conditional Use permit to allow the construction, use and maintenance of a single-family dwelling on a lot fronting a Substandard Hillside Street improved with a minimum adjacent roadway width of less than 20 feet, as required LAMC Chapter 1 Section 12.21 C.10(i)(2);
3. Approved, pursuant to LAMC Chapter 1 Section 12.24 X.28(a)(7)(ii) and Chapter 1A Section 13B.2.1, a Class 1 Conditional Use Permit to allow the construction, use, and maintenance of a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area, as required by LAMC Chapter 1 Section 12.21 C.10(i)(3);
4. Approved, pursuant to LAMC Chapter 1 Section 12.24 X.28(a)(1) and Chapter 1A Section 13B.2.1, a Class 1 Conditional Use Permit to allow a zero-foot front yard setback in lieu of the 19 feet, 10 inches otherwise required pursuant to LAMC Chapter 1 Section 12.21 C.10(a);
5. Approved, pursuant to LAMC Chapter 1 Section 12.24 X.28(a)(3) and Chapter 1A Section 13B.2.1, a Class 1 Conditional Use Permit to allow a height of 45 feet in lieu of the maximum height of 28 feet otherwise required pursuant to LAMC Chapter 1 Section 12.21 C.10(d); and
6. Adopted the Conditions of Approval and Findings.

Applicants: Amir Kazerani and Jaqueline Lopez
Representative: Norberto F. Nardi, Nardi Associates LLP

Appellant: Eagle Rock Hillside Conservation and Safety Coalition
Representative: Jamie T. Hall, Channel Law Group, LLP

Staff: Jonathan Hagar, Planning Assistant
jonathan.hagar@lacity.org (818)
374-5060

Jordann Turner, Associate Zoning Administrator

6. **DIR-2024-5729-SPPC-HCA-1A**
CEQA: ENV-2024-5730-CE
Plan Area: Northeast Los Angeles

Council District 1 – Hernandez
Last Day to Act: 09-23-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 808 – 812 North Oneonta Drive

PROPOSED PROJECT:

Construction, use, and maintenance of a new 2,415.45 square-foot single-family dwelling including a 412.42 square-foot attached garage, on a 4,871.10 square-foot vacant lot.

APPEAL:

An appeal of the Director of Planning's determination, dated May 20, 2026, which:

1. Determined, based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, 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 any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and
2. Approved with Conditions, pursuant to Chapter 1A Section 13B.4.2. of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, a Project Compliance for the construction, use, and maintenance of a new 2,415.45 square-foot single-family dwelling including a 412.42 square-foot attached garage, on a 4,871.10 square-foot vacant lot.

Applicant: Jimi Chae, CHAE Development, Inc.

Appellant: Sophie Simpson

Staff: Nicole Sanchez, City Planner nicole.sanchez@lacity.org
(213) 978-3034

7. **DIR-2024-5738-SPPC-HCA-1A**
CEQA: ENV-2024-5739-CE
Plan Area: Northeast Los Angeles

Council District 1 – Hernandez
Last Day to Act: 09-23-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 822 North Oneonta Drive

PROPOSED PROJECT:

Construction, use, and maintenance of a new 2,566.48 square-foot single-family dwelling including a 357.99 square-foot attached garage, on a 5,331.40 square-foot vacant lot.

APPEAL:

An appeal of the Director of Planning's determination, dated May 20, 2026, which:

1. Determined, based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, 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 any exceptions contained in Section 15300.2 of the state CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and
2. Approved with Conditions, pursuant to Chapter 1A Section 13B.4.2. of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, a Project Compliance for the construction, use, and maintenance of a new 2,566.48 square-foot single-family dwelling including a 357.99 square-foot attached garage, on a 5,331.40 square-foot vacant lot.

Applicant: Jimi Chae, CHAE Development, Inc.

Appellant: Sophie Simpson

Staff: Nicole Sanchez, City Planner nicole.sanchez@lacity.org
(213) 978-3034

8. [DIR-2024-5746-SPPC-HCA-1A](#)
CEQA: ENV-2024-5747-CE
Plan Area: Northeast Los Angeles

Council District 1 – Hernandez
Last Day to Act: 09-23-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 828 North Oneonta Drive

PROPOSED PROJECT:

Construction, use, and maintenance of a new 2,551.35 square-foot single-family dwelling including a 346.60 square-foot attached garage, on a 5,134.46 square-foot vacant lot.

APPEAL:

An appeal of the Director of Planning's determination, dated May 20, 2026, which:

1. Determined, based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, 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 any exceptions contained in Section 15300.2 of the state CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and
2. Approved with Conditions, pursuant to Chapter 1A Section 13B.4.2. of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, a Project Compliance for the construction, use, and maintenance of a new 2,551.35 square-foot single-family dwelling including a 346.60 square-foot attached garage, on a 5,134.46 square-foot vacant lot.

Applicant: Jimi Chae, CHAE Development, Inc.

Appellant: Matt Linton

Staff: Nicole Sanchez, City Planner nicole.sanchez@lacity.org
(213) 978-3034

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, October 14, 2026 at 4:30 p.m.**

Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1454 or by email at apceastla@lacity.org.

Telecommunication Relay Services

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Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.