EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 28, 2026 AFTER 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065

Meeting presentations will be made available here (https://tinyurl.com/EastLAAPC10-28-26) by Monday, October 26, 2026. Compliant Day of Submissions will be added to this drive.

Eunice Song, President
Gloria Gutierrez, Vice President
Lydia Avila-Hernandez, Commissioner
Myanna Dellinger, Commissioner
Jaime Geaga, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Craig R. Weber, Deputy Director

Bryan Sanchez, Commission Executive Assistant I
apceastla@lacity.org
(213) 978-1454

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING ONLINE VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/81064249722 or by calling (213) 338-8477 or **(669) 900-9128.** Use **Meeting ID 810 6424 9722** and **Passcode 349084**. For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, appellants and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the East Los Angeles Area Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.org. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions,** limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that ten (10) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to apceastla@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission."** Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1454 or by email at apceastla@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email apceastla@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español podrían estar a su disposición de ser solicitados con un mínimo de 72 horas de anticipación.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting "About," "Commissions, Boards & Hearings," filter by "East Los Angeles Area Planning Commission."

If you would like to receive a determination letter for any item on today's agenda, please email your request to apceastla@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- 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

a. 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.

b. 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** Council District 14 – Jurado
CEQA: ENV-2024-1561-CE Last Day to Act: 10-28-26
Plan Area: Northeast Los Angeles Continued from: 08-26-26,09-09-26, 09-23-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 4849 – 4853 North Mount Royal Drive

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 by 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. **AA-2025-1674-PM-1A** Council District 1 – Hernandez
CEQA: ENV-2025-1675-CE Last Day to Act: 10-28-26
Plan Area: Northeast Los Angeles

PUBLIC HEARING REQUIRED

PROJECT SITE: 2236 West Avenue 33; 2249 North Cazador Drive

PROPOSED PROJECT:
Subdivision of one lot into two separate parcels in the R2-1-HCR Zone located at 2336 West Avenue 33 and 2249 North Cazador Drive in the Northeast Los Angeles Community Plan area. The subdivision will result in two buildable parcels. Parcel A will comprise of 9,345 square feet of lot area and will retain an existing one-story single-family dwelling, detached garage, one-story accessory structure and deck. Parcel B will consist of 9,473 square-feet and will retain a single-family dwelling with an attached garage that was under construction at the time the case was filed. No new construction is proposed as part of the subdivision.

APPEAL:
An appeal of the June 9, 2026 Deputy Advisory Agency'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, Section 15315, Class 15 (Minor Land Divisions), and there is no substantial evidence demonstrating that an exception based on location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Approved with Conditions, pursuant to Los Angeles Municipal Code Chapter 1 Sections 17.51 and 17.53 and Chapter 1A Section 13B.7.5, a Preliminary Parcel Map No. AA-2025-1674-PM, located at 2236 West Avenue 33 – 2249 North Cazador Drive, for the subdivision of one lot into two separate parcels in the R2-1-HCR Zone, as shown on map Stamp-dated June 30, 2025; and
3. Adopted the Conditions of Approval and Findings.

Applicant/
Appellant: Nathan D. Showalter
Representative: Magdalene and Kevin Lai, CaliLand Engineering, Inc.

Staff: Pablo Estrada, City Planning Associate
pablo.estrada@lacity.org
(818) 374-5033

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, November 11, 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

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

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 TIY-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.