

# COMMISSION MEETING AUDIO

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**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, SEPTEMBER 26, 2018 AFTER 4:30 p.m.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90065**

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – July 25, 2018

2. **[NEIGHBORHOOD COUNCIL](#)**

Presentation 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.

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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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 9.3, 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. **AA-2016-4859-PMLA-1A**

CEQA: ENV-2016-4860-CE  
Plan Area: Northeast Los Angeles

Council District: 14 - Huizar  
Last Day to Act: 10-12-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1923 North Upperton Place

**PROPOSED PROJECT:**

A Parcel Map Subdivision for a maximum of four single-family residential lots and Private Street in the Northeast Los Angeles Community Plan.

**APPEAL:**

An appeal of the July 24, 2018, Advisory Agency's determination to:

- 1. Determine that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332; and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
- 2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 17.53, a Parcel Map for the project.

**Applicant:** Esfandiary, LLC  
Representative: Regina Minor, Arc Land Use & Entitlements, Inc.

**Appellants:** Joshua Leibner and Katherine Henninger;  
Robert A. Brown and Susana Brown

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

6. [DIR-2017-2783-SPP-1A](#)  
CEQA: ENV-2017-2784-CE  
Plan Area: Northeast Los Angeles

Council District: 1 - Cedillo  
Last Day to Act: 10-20-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 767 North Avenue 50

**PROPOSED PROJECT:**

The construction of a three-story, 17 unit multiple-family development with 29 parking spaces on a 25,251.64 square-foot lot that is 36 feet in height.

**APPEAL:**

An appeal of the July 20, 2018, Planning Director's determination to:

1. Determine that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, a Project Permit Compliance Review for the Mount Washington-Glassell Park Specific Plan.

**Applicant:** The Presiding Priest of the Holy Virgin Mary  
Representative: Nassef Eskander, Nassef Eskander and Associates

**Appellants:** Eugene and Jenny Morgan  
Representative: Jonathan F. Golding, Golding + Lamothe

**Staff:** Jane Choi, Senior City Planner  
[jane.choi@lacity.org](mailto:jane.choi@lacity.org)  
213-978-1379

The next regular meeting of the East Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Wednesday, October 10, 2018** at

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

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