

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, SEPTEMBER 27, 2017 AFTER 4:30 p.m.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90065**

Christopher Arellano, President  
Donna Choi, Vice President  
Patricia Alarcon, Commissioner  
Helen Leung, Commissioner  
Teri Stein, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

Cecilia Lamas, Commission Executive Assistant  
(213) 978-1299

**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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the East Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at [APCEASTLA@lacity.org](mailto:APCEASTLA@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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 90<sup>th</sup> 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 are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

## GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

***Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

### 1. **DIRECTOR'S REPORT**

Items of Interest.

### 2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of the Minutes – January 13, 2016, February 24, 2016, March 23, 2016,  
April 13, 2016, April 27, 2016, June 8, 2016, June 22, 2016  
June 14, 2017, July 26, 2017

D. Consideration of a Resolution to delegate the authority of the East Los Angeles Area Planning Commission to the Director of Planning relative to approvals of extensions of time to act on legislative and quasi-judicial land use applications and appeals (Motion Required)

### 3. **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.

### 4. **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.

### 5. **RECONSIDERATIONS**

5a. **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.

5b. **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.

6. [DIR-2017-847-SPP-CCMP-1A](#)  
CEQA: ENV-2017-848-CE  
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 10-11-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5137 North Figueroa Street

**PROPOSED PROJECT:**

Construction of an automated, self-service 496 square foot detached carwash at the existing Shell gas station with an existing 816 square foot market, storage, and restroom building within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

**APPEAL:**

An appeal of the Planning Director's approval of a Project Permit Compliance Review, and a Certificate of Compatibility, pursuant to Section 12.20.3 L of the Los Angeles Municipal Code, for the project.; Appeal of the Categorical Exemption pursuant to Section 1, Class 3 and Class 32, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project.

**Applicant:** Ben Donel  
Representative: Allan Abshez

**Appellant:** Mercedes M. Vasquez  
Representative: Robert L. Glushon, Luna & Glushon

**Staff:** Patrick Whalen, Planning Assistant  
[patrick.whelen@lacity.org](mailto:patrick.whelen@lacity.org)  
(213) 978-1220

**\*\*The Commission may recess into Closed Session pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit, *Donel v. City of Los Angeles*, LASC Case No. BS155143 (this matter involves a lawsuit brought by the applicant, which challenges a determination by the East Los Angeles Area Planning Commission dated April 8, 2015 and in relation to the above property).**

The next regular meeting of the East Los Angeles Area Planning Commission  
will be held at **4:30 p.m. on Wednesday, October 11, 2017** at

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

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCEASTLA@lacity.org](mailto:APCEASTLA@lacity.org).