

# COMMISSION MEETING AUDIO

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC.**  
**PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JULY 24, 2019 AFTER 4:30 P.M.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CALIFORNIA 90065**

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

- Election of Officers
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – June 26, 2019

**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. **VTT-82095-SL-1A**

CEQA: ENV-2018-2351-CE

Plan Area: Northeast Los Angeles

Related Case: ZA-2018-4804-ZAA-1A

Council District: 14 – Huizar

Last Day to Act: 7-24-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 616-620 North Avenue 66

**PROPOSED PROJECT:**

Vesting Tentative Tract for a maximum of 13 lots for the purposes of a Small Lot Subdivision in the Northeast Los Angeles Community Plan.

**APPEAL:**

An appeal of the June 6, 2019, Deputy Advisory Agency's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Subsection C, Section 2, Article II, Class 2 (Sections 15300-15333), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Sections 17.03, 17.15, and 12.22 C,27 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82095-SL, for a maximum of 13 lots for the purposes of a Small Lot Subdivision, as shown on map stamp-dated April 25, 2018, in the Northeast Los Angeles Community Plan.

**Applicant:** Jasvant Modi, AJIT LLC

Representative: Manoj Hariya, Omnia Development Services

**Appellant:** Clara Solis, San Pascual Arroyo Seco Wildlife Habitat Preservation

Representative: Amy Minter, Chatten-Brown, Carstens & Minter, LLP

**Staff:** Fernando Tovar, Associate Zoning Administrator

[fernando.tovar@lacity.org](mailto:fernando.tovar@lacity.org)

(213) 978-1318

6. **ZA-2018-4804-ZAD-1A**

CEQA: ENV-2018-2351-CE

Plan Area: Northeast Los Angeles

Related Case: VTT-82095-1A

Council District: 14 – Huizar

Last Day to Act: 7-24-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 616-620 North Avenue 66

**PROPOSED PROJECT:**

The construction, use and maintenance of a new 2,026 square foot single-family dwelling with a 400 square foot basement/garage within a Historic Preservation Overlay Zone (HPOZ). The Project proposes to haul 988 cubic yards of soil.

**APPEAL:**

An appeal of the April 6, 2019, Associate Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Subsection C, Section 2, Article II, Class 2 (Sections 15300-15333), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.28 of the Los Angeles Municipal Code, an adjustment to permit a 5-foot encroachment into a 20-foot Building Line established by Ordinance No. 72,657.

**Applicant:** Jasvant Modi, AJIT LLC

Representative: Manoj Hariya, Omnia Development Services

**Appellant:** Clara Solis, San Pascual Arroyo Seco Wildlife Habitat Preservation

Representative: Amy Minter, Chatten-Brown, Carstens & Minter, LLP

**Staff:** Fernando Tovar, Associate Zoning Administrator

[fernando.tovar@lacity.org](mailto:fernando.tovar@lacity.org)

(213) 978-1318

The next regular meeting of the East Los Angeles Area Planning Commission  
will be held at **4:30 p.m. on Wednesday, August 14, 2019** at

RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CALIFORNIA 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) 978-1295 or by e-mail at [apceastla@lacity.org](mailto:apceastla@lacity.org).