

OFFICIAL MINUTES
CITY OF LOS ANGELES
East Los Angeles Area Planning Commission Minutes
Wednesday, February 24, 2016
Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, California 90065

MINUTES OF THE EAST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order by Commission Vice-President Donna Choi at 4:56 p.m. with Commissioners Patricia Alarcon, Johann Diel, and Teri Stein present. Commissioner Christopher Arellano was absent.

Also in attendance were, Jane Choi, Senior City Planner, Oscar Medellin, Deputy City Attorney, and Felicidad Pingol, Commission Executive Assistant.

ITEM NO. 1

DIRECTOR'S REPORT

Ms. Choi updated the Commission on the following items of interest:

- Re:Code LA (New Zoning Code)
- Small Lot Code Amendment and Policy Update
- Draft of Ordinance for Small Lot

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
Commission Secretary announced that the case scheduled for March 9, 2016 will be moved to a later date as requested by the Applicant. .
- B. Commission Requests:
Commissioner Choi congratulated Commissioner Stein for completing the recently held Los Angeles Marathon.

ITEM NO. 3

[ZA-2014-3054-ZAD-1A](#)

CEQA: ENV-2014-2809-MND

Plan Area: Boyle Heights

Council District: 14 - Huizar

Last Day to Act: 03-09-16

PROJECT SITE: 2650 East Olympic Boulevard

IN ATTENDANCE:

Charles J. Rausch, Associate Zoning Administrator, representing the Planning Department; Joel Athey and Jennifer Hernandez, representing the applicant, and Jeff Modrzejewski, the appellant.

MOTION:

Commissioners Choi and Alarcon put forth the actions below in conjunction with the approval of the following project:

The retention, conversion, and adaptive reuse of an existing 1,844,000 square-foot warehouse and retail building (Sears Building – Historical Cultural Monument No. 788) in the C2-1 and M2-1 Zones.

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in approving, pursuant to Los Angeles Municipal Code Sections 12.24-X, 1, 12.24-X, 1 (b)(2), 12.24-X, 1 (b)(3) and 12.24X, 13, a Zoning Administrator's Determination to permit the retention, conversion and adaptive reuse of an existing 1,840,000 square-foot warehouse and retail building (Sears Building, Historic-Cultural Monument No. 788) in the C2-1 and M2-1 Zones;
3. **Adopt** the Conditions of Approval;
4. **Adopt** the Zoning Administrator's Findings;
5. **Adopt** Mitigated Negative Declaration ENV-2014-2809-MND with additional findings contained in letter by the Zoning Administrator dated February 24, 2016;
6. **Adopt** the Mitigation Monitoring Program for ENV-2014-2809-MND.

Commissioner Diel seconded the motion and the vote proceeded as follows:

Moved: Choi (Motion No. 1 and 2)
Alarcon (Motion Nos. 3 through 6)

Seconded: Diel

Ayes: Stein

Absent: Arellano

Vote: 4 - 0

MOTION PASSED

ITEM NO. 5

PUBLIC COMMENT

There were no speakers who requested to address the Commission.

There being no further business to come before the East Los Angeles Area Planning Commission, the meeting adjourned at 6:29 p.m.



Donna Choi, Vice-President
East Los Angeles Area Planning Commission



Patricia Alarcon, Commissioner
East Los Angeles Area Planning Commission



Felicidad Pingol
Commission Executive Assistant I

ADOPTED
CITY OF LOS ANGELES

OCT 25 2017

CITY PLANNING DEPARTMENT
COMMISSION OFFICE