

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, MARCH 23, 2022
(VIA TELECONFERENCE)

MINUTES OF THE EAST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**EAST LOS ANGELES**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the East Los Angeles Area Planning Commission’s March 23, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission Vice President Sarah Rascon called the regular meeting to order at 4:30 p.m. with Commissioners Denise Campos, and Rudy Espinoza in attendance.

Commission President Jacob Stevens and Commissioner Christopher Arellano were not in attendance.

Also in attendance were Debbie Lawrence, Senior City Planner and Pariss Knox, Deputy City Attorney. Commission Office staff participation included, Alice Inawat and Cecilia Lamas, Commission Executive Assistants, and Marcos G. Godoy, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Commission Campos moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic.

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

Moved: Campos
Second: Espinoza
Ayes: Rascon
Absent: Arellano, Stevens

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Debbie Lawrence, Senior City Planner, on behalf of the Director of Planning, reported on one item of interest:
 - City Planning recently released its 2021 annual report which features how the department adapted and addressed the economic effects of COVID-19 during two years of operating virtually. City Planning is focused on improving its services to support the development community, businesses, and property owners as Los Angeles continues to recover from the pandemic. Overall, City Planning staff completed about 17% more cases when compared to 2019 pre-Covid numbers. One of the key achievements in the report is the creation of the Department's Office of Racial Justice, Equity, and Transformative Planning, which has the goal of addressing racism from past land use planning practices.
- Parissh Knox, Deputy City Attorney, had no report.
- The Commission had no requests.
- Commissioner Campos moved to approve the Meeting Minutes of March 9, 2022. Commissioner Espinoza seconded the motion and the vote proceeded as follows:

Moved: Campos
Second: Espinoza
Ayes: Rascon
Absent: Arellano, Stevens

Vote: 3 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One person addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

At approximately 4:57 p.m. Commission Vice President Rascon recessed the meeting. The meeting re-convened at 5:00 p.m. with Commissioners Campos and Espinoza in attendance.

ITEM NO. 6

DIR-2021-4708-SPR-1A
CEQA: ENV-2021-4709-CE
Plan Area: Boyle Heights

Council District: 14 – de León
**Last Day to Act: 03-23-22
Continued from 02-23-22

PUBLIC HEARING HELD

PROJECT SITE: 2233 – 2251 East Jesse Street

IN ATTENDANCE:

Jessica Jimenez, Planning Assistant and Eric Claros, City Planner representing the Department of City Planning; Michael Gonzales, representing the Applicant; and Godfrey, Creed LA, representing the Appellant.

MOTION:

Commission Vice President Rascon moved to put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

Conversion of an existing 146,678 square-foot cold-storage warehouse (with 55 vehicle parking spaces and 24 loading spaces) into a media production studio, sound stage, and ancillary office uses, measuring approximately 236,991 square-feet with 380 vehicle parking spaces and 376 bicycle spaces.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies;
2. Deny the appeal and sustain the Planning Director's Determination dated November 9, 2021;
3. Approve with Conditions, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for the conversion of an existing 146,678 square-foot cold-storage warehouse into a media production studio, sound stage, and ancillary office uses measuring approximately 236,991 square-feet;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

The motion was seconded by Commissioner Campos and the vote proceeded as follows:

Moved: Rascon
Second: Campos
Ayes: Espinoza
Absent: Arellano, Stevens

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission Vice President Rascon adjourned the meeting at 5:31 p.m.

Sarah Rascon (Electronic Signature)

Sarah Rascon, Vice President
East Los Angeles Area Planning Commission

Alice Inawat (Electronic Signature)

Alice Inawat, Commission Executive Assistant
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

APR 13 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**