

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, APRIL 26, 2023
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065

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.

The East Los Angeles Area Planning Commission’s April 26, 2023, meeting was conducted in person at Ramona Hall Community Center, 4580 North Figueroa Street, Los Angeles, CA 90065 and via telephone and videoconferencing in a hybrid meeting format.

Commission President Jacob Stevens called the regular meeting to order at 4:34 p.m. with Commission Vice President Denise Campos, and Commissioner Sarah Rascon in attendance.

Also in attendance were Jane Choi, Principal City Planner; Vanessa Soto, Senior City Planner; Lilliana Rodriguez, Deputy City Attorney; and Commission Office staff participation included Linda Lou, Commission Office Manager, Neverly Ann Hill, Commission Executive Assistant, and Diego Vazquez, Administrative Assistant.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vanessa Soto, Senior City Planner, on behalf of the Director of Planning, noted the following:
 - The Planning Department onboarded 43 new planning assistants who will be assigned to different sections throughout the Department.
 - On April 27, 2023 the City Planning Commission (CPC) will consider a proposed amendment to the Site Plan Review Ordinance, Section 16.05 of the Los Angeles Municipal Code, to exempt deed restricted affordable units in the site plan review threshold calculations. Site Plan Review is a type of entitlement for larger types of developments. For multi-family housing development, Site Plan Review is required for projects that create a net increase of 50 units or more on a site (prior to any density bonus). The current process can also limit the number of affordable units in projects that would otherwise create more housing due to the length of the entitlement process. The amendment proposes to reduce the need for affordable housing projects to request planning entitlements and to expedite their approval to address the housing crisis
- Commission Vice President Campos announced her planned absences from the East Los Angeles Area Planning Commission meetings of June 28, 2023, and July 12, 2023.
- Commission President Stevens announced that the April 26, 2023 meeting for the East Los Angeles Area Planning Commission will be his last meeting as President.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no speakers that addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2021-5204-ZAD-ZAD-1A

CEQA: ENV-2021-5205-CE

Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez

Last Day to Act: 05-12-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2824 – 2830 North Prewett Street

IN ATTENDANCE VIA HYBRID/TELECONFERENCE:

Charles J. Rausch, Associate Zoning Administrator, representing the Planning Department; Ricardo Moura representing Duc Truong, Applicant.

MOTION:

Commissioner Rascon moved to continue the item to a date certain of June 28, 2023. Commission Vice President Campos seconded the motion and the vote proceeded as follows:

Moved: Rascon

Second: Campos

Ayes: Stevens

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

DIR-2022-3145-WDI-1A
CEQA: ENV-2021-3146-CE
Plan Area: Boyle Heights

Council District: 14 – de León
Last Day to Act: 05-12-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2160 – 2830 East 7th Street; 731 – 751 South Mission Road

IN ATTENDANCE VIA HYBRID/TELECONFERENCE:

Chi Dang, City Planner representing the Planning Department; Reuben Duarte, Somos Group LLC representing Jason Morrow, Applicant/Appellant.

MOTION:

Commission President Stevens moved to put forth the actions below in conjunction with approval of the following Project with Amendments, as stated on the record:

A change of use and tenant improvement within an existing one-story warehouse building into a three-story sound stage/motion studio with offices and 19,599 square feet of additional floor area, with parking re-striping. The project includes a request for a Waiver of Dedication and Improvement Requirements as required under LAMC Section 12.37, including the construction of a new ADA-compliance sidewalk and curb along Mission Road.

1. Deny the appeal and sustain the Planning Director's determination dated January 30, 2023;
2. Deny, pursuant to Section 12.37 I.2 of the Los Angeles Municipal Code, a Waiver of Improvements for the construction of a new ADA compliant sidewalk and curb along the west side of Mission Road; and
3. Adopt the Findings, as Amended by the Commission.

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

Moved: Stevens
Second: Rascon
Ayes: Campos

Vote: 3 – 0

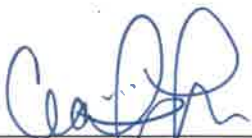
MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

JUL 12 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business before the East Los Angeles Area Planning Commission, President Jacob Stevens adjourned the meeting at 5:21 p.m.

 for.

Neverly Ann Hill, Commission Executive Assistant
East Los Angeles Area Planning Commission

 for

Jacob Stevens, President
East Los Angeles Area Planning Commission