

COMMISSION MEETING AUDIO

EAST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 13, 2024 AFTER 4:30 P.M.
RAMONA HALL COMMUNITY CENTER
4580 NORTH FIGUEROA STREET
LOS ANGELES, CA 90065

Meeting presentations will be made available here (<http://tinyurl.com/EastAPC3-13-24>) by Monday, March 11, 2024. Compliant Day of Submissions will be added to this drive.

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**

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

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

- Items of Interest
- Advance Calendar
- Commission Requests

2. [NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS](#)

Presentations 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. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apceastla@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

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.

Members of the public who wish to participate in the meeting and offer public comment to the East Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 892 4251 9518** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 305880**.

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. **DIR-2021-8626-RDP-HCA-1A**

CEQA: ENV-2021-8628-CE

Plan Area: Boyle Heights

Council District: 14 – de León

Last Day to Act: N/A

Continued From: 11-08-23, 12-13-23, 01-10-24

PUBLIC HEARING HELD AND PUBLIC COMMENT COMPLETED AND CLOSED ON 01/10/2024.

PROJECT SITE: 2115 – 2125 East Cesar Chavez Avenue;
301 – 309 North Chicago Street

PROPOSED PROJECT:

Demolition of two existing one-story mixed-use commercial buildings and the construction, use, and maintenance of a new, six-story, 75-foot two-inch, 51,235 square-foot mixed-use building, with 50 residential units including five units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a floor area ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area.

APPEAL:

An appeal of the August 31, 2023 Director of Planning’s Determination which:

1. Determined, based on the whole administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with Conditions, pursuant to Section 11.5.14 D.5 of the Los Angeles Municipal Code and the Adelante Eastside Redevelopment Plan, a Redevelopment Plan Project Compliance Review for the construction, use, and maintenance of a new, six-story, 75-foot two-inch, 51,235 square-foot mixed-use building, with 50 residential units including five units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Will Tiao, Cesar Chavez 888, LLC
Representative: Aaron Belliston, BMR Enterprises

Appellant: Viva Padilla, Re/Arte Centro Literario

Staff: Bryant Wu, City Planning Associate
bryant.wu@lacity.org
(213) 202-5435

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, March 27, 2024 at 4:30 p.m.**

Ramona Hall Community Center

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at apceastla@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.