

Notice of Rescheduled Public Hearing

Aviso de Audiencia Pública Reprogramada • 재조정 된 공청회 통지
Abiso ng Muling Itinakdang Pagdinig sa Publiko • 公開聽證會改期通知
Վերանշանակված հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



May 28, 2025 after 4:30 p.m.

East Area Planning Commission

Ramona Hall Community Center

4580 North Figueroa Street

Los Angeles, CA 90065

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.



Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

2115-2125 East Cesar Chavez Avenue, Los Angeles, CA 90033
301-309 North Chicago Street, Los Angeles, CA 90033

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The project proposes the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 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. The project is utilizing TOC base incentives.

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

An appeal of the August 31, 2023 Director of Planning's determination which:

1. Found that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines applies; and
2. Approved with conditions a Redevelopment Plan Project Compliance Review for the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square foot mixed-use building, with 50 residential units including 5 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.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Commission shall recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled *Cesar Chavez 888, LLC v. City of Los Angeles; East Los Angeles Area Planning Commission*, Los Angeles Superior Court Case No. 24STCP01880.

The hearing involves the presentation of and request for action by the Commission consistent with a court-issued judgment in *Cesar Chavez 888, LLC v. City of Los Angeles; East Los Angeles Area Planning Commission*, Los Angeles Superior Court Case No. 24STCP01880.

The writ of mandate, issued April 11, 2025, commands the East Los Angeles Area Planning Commission to “set aside, vacate, and annul the determination of the East Los Angeles Area Planning Commission at its meeting on March 13, 2024, granting the appeal from the August 31, 2023 decision of the Director of Planning and disapproving the Project; and Approve the Project” within 60 days of the issuance of the writ of mandate.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

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

Environmental Case Number(s):

ENV-2021-8628-CE

Related Case Number(s):

DIR-2021-8626-RDP-HCA

Overlay(s):

N/A

Zone:

C2-1-CUGU

Community Plan Area:

Boyle Heights

Land Use Designation:

Regional Center Commercial

Assigned Staff Contact Information:

Bryant Wu, City Planning Associate
bryant.wu@lacity.org
213.202.5435
200 N. Spring St., Room 621
Los Angeles, CA 90012

Council District:

CD 14 - Ysabel Jurado

Applicant:

Will Tiao, Cesar Chavez 888, LLC

Appellant/Appellant Representative:

Viva Padilla, Re/Arte Centro Literario

Applicant Representative:

Aaron Belliston, BMR Enterprises

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - 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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (818)374-3384, the Commission Office Main Line at (213) 978-1300 or by email at apeastla@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.