

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, MAY 28, 2025 AFTER 4:30 P.M.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90065**

Meeting presentations will be made available here (<https://tinyurl.com/EastAPC5-28-25>) by Monday, May 26, 2025.  
Compliant Day of Submissions will be added to this drive.

Michael Yap, President  
Eunice Song, Vice President  
Officer  
Lydia Avila-Hernandez, Commissioner  
Jaime Geaga, Commissioner  
Gloria Gutierrez, Commissioner  
Director

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive

Shana M. M. Bonstin, Deputy Director  
Haydee Urita-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy

Lisa M. Webber, AICP, Deputy Director

Denise Otero, Commission Executive Assistant I  
[apceastla@lacity.org](mailto:apceastla@lacity.org)  
(213) 576-1714

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

**YOU CAN ACCESS THE MEETING ONLINE VIA ZOOM AT:** <https://planning-lacity-org.zoom.us/j/89014469182> or by calling (213) 338-8477 or (669) 900-9128. Use Meeting ID 890 1446 9182 and Passcode 016447. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, appellants and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the East Los Angeles Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to [apceastla@lacity.org](mailto:apceastla@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [apceastla@lacity.org](mailto:apceastla@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 24 hours of the meeting, up to and including the day of the meeting are limited to two pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to [apceastla@lacity.org](mailto:apceastla@lacity.org) and 12 hard copies must be submitted at the in-person meeting. 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 and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled 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.

**Requests for reasonable modification or accommodation from individuals with disabilities**, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1360 or by email at [apceastla@lacity.org](mailto:apceastla@lacity.org) no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

**Translation Services** may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email [apceastla@lacity.org](mailto:apceastla@lacity.org) to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español podrían estar a su disposición de ser solicitados con un mínimo de 72 horas de anticipación.

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 described in this notice, 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.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "East Los Angeles Area Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to [apceastla@lacity.org](mailto:apceastla@lacity.org). Please include your contact information (email or mailing address) and the case number associated with the item.

## **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](mailto: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.

## **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. **CLOSED SESSION**

The Commission may 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*, Los Angeles Superior Court Case No. 24STCP01880.

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

CEQA: ENV-2021-2628-CE

Plan Area: Boyle Heights

Council District 14 – Jurado

Last Day to Act: 06-10-25

**PUBLIC HEARING REQUIRED - REMAND**

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

The East Area Planning Commission originally heard this case on March 13, 2024. Pursuant to the judgment and writ issued in the case of *Cesar Chavez 888, LLC v. City of Los Angeles* (LASC Case No. 24STCP01880), the East Los Angeles Area Planning Commission has been ordered to (1) set aside, vacate, and annul its March 13, 2024 determination that granted an appeal of the Director of Planning's August 31, 2023 decision and disapproved the Project; and (2) Approve the Project.

The hearing involves the presentation of and request for action by the Commission consistent with the Court-issued writ.

**PROPOSED PROJECT:**

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 five units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio (FAR) of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area. The Project is utilizing Transit Oriented Communities base incentives.

**APPEAL:**

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

1. Determined, based on the whole of the administrative record, 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 CEQA Guidelines applies;
2. Approved with conditions, pursuant to the Los Angeles Municipal Code Section 11.5.14 D.5 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 (FAR) 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](mailto:bryant.wu@lacity.org)  
(213) 202-5435

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2824 – 2830 North Prewett Street

**The Department of City Planning is requesting that the matter be continued to a date uncertain.**

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new two-story, 3,873-square foot single-family dwelling [and an attached 800-square foot Accessory Dwelling Unit (ADU) under separate Administrative review], three retaining walls measuring 62-feet, 35-feet six-inches, and 35-feet and three-inches long and up to six-feet in height, on a lot that measures 9,536-square foot vacant lot, that is within the Northeast Hillside Ordinance. The Project also proposes 745 cubic yards of grading and 645 cubic yards of exporting.

**APPEAL:**

An appeal of the January 17, 2023, Zoning Administrator's Determination which:

1. Denied a determination that the Project is categorically exempt. Based on the whole administrative record, the Project is NOT exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there IS substantial evidence demonstrating that an exception contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies;
2. Denied, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street without providing a 20-foot wide adjacent minimum roadway adjacent to the property along Prewett Street as required by LAMC Section 12.21 C.10(i)(2);
3. Denied, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Thomas Street) where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3);
4. Denied, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's determination to permit the construction, use and maintenance of three retaining walls in lieu of the otherwise two retaining walls permitted per LAMC Section 12.21 C.8(a);
5. Adopted the Findings; and
6. Pursuant to Public Resources Code Section 21080(b)(5), that the California Environmental Quality Act (CEQA) does not apply to "projects which a public agency rejects or disapproves."\*\*

\*On July 12, 2023, the East Los Angeles Area Planning Commission heard the appeal of the Zoning Administrator's determination. The Commission continued the item to a date certain to October 25, 2023 for further environmental review. On October 25, 2023, the Commission continued the item to a date uncertain. Mitigated Negative Declaration, Case No. ENV-2023-5352-MND, dated January 23, 2025 has been prepared for the Project.

\*\*If the East Los Angeles Area Planning Commission elects to grant the appeal, either in whole or in part, and to overturn the Zoning Administrator's determination, the Commission may consider Mitigated Negative Declaration, Case No. ENV-2023-5352-MND, dated January 23, 2025, as the environmental clearance for the Project pursuant to CEQA Guidelines, Section 15074.

**Applicant/**

**Appellant:** Phillip Wilson, Dennis Holmes, and Stanislav Troy

Representatives: Ricardo Moura, Moura Architecture and Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP

**Staff:** Vanessa Soto, Senior City Planner  
[vanessa.soto@lacity.org](mailto:vanessa.soto@lacity.org)  
(213) 978-1178

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the East Los Angeles Area Planning Commission will be held on **Wednesday, June 11, 2025 at 4:30 p.m.**

Ramona Hall Community Center  
4580 North Figueroa Street  
Los Angeles, CA 90065

#### **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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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) 978-1360 or by email at [apceastla@lacity.org](mailto: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.