

EAST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, MAY 28, 2025, REGULAR MEETING
RAMONA HALL COMMUNITY CENTER
4480 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 AREA PLANNING COMMISSION,**” LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The East Los Angeles Area Planning Commission’s May 28, 2025, meeting was conducted in person at the Ramona Hall Community Center and via Zoom Webinar in a hybrid meeting format.

Commission President Michael Yap called the meeting to order at 4:32 p.m. with Commissioners Lydia Avila-Hernandez, Gloria Gutierrez, and Commission Vice President Eunice Song in attendance.

Commissioner Jaime Geaga was not in attendance.

Also in attendance were Vannessa Soto, Senior City Planner; Liliana Rodriguez, Deputy City Attorney II; Commission Office staff participation included Denise Otero, Commission Executive Assistant I, Marcos Godoy, and Diego Vasquez, Administrative Clerks.

Commission President Yap announced at the start of the meeting that Agenda Item 7 was being taken out of order and heard before Agenda Item 5.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vannessa Soto, Senior City Planner, on behalf of Vincent P. Bertoni, Director of Planning, had no report.
- Liliana Rodriguez, Deputy City Attorney, had no report.
- Commission requests:
 - Commissioner Avila-Hernandez announced a planned absence for the meeting of November 26, 2025.
 - Commission Vice President Song announced a planned absence for the meeting of June 25, 2025.
 - Commissioner Gutierrez announced a planned absence for the meeting of June 25, 2025.
 - Commission President Yap announced a planned absence for the meeting of June 11, 2025.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were two speakers who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commissioner President Yap announced that Item 7 would be taken out of order.

ITEM NO. 7

ZA-2021-5204-ZAD-1A

CEQA: ENV-2023-5352-MND

Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez

Last Day to Act: 05-28-25

Continued from: 04-26-23; 07-12-23;
10-25-23; 03-12-25

PROJECT SITE: 2824 – 2830 North Prewett Street

IN ATTENDANCE:

Jack Chiang, Associate Zoning Administrator representing the Planning Department; Sheri Bonstelle, representing the Applicant.

MOTION:

Commissioner Gloria Gutierrez moved to continue the matter to a date uncertain and extend the time to act to August 28, 2025.

Commission President Yap seconded the motion, and the vote proceeded as follows:

Moved: Gutierrez
Second: Yap
Ayes: Avila-Hernandez, Song
Absent: Geaga

Vote: 4 – 0

ITEM NO. 5

CLOSED SESSION

At approximately 4:56 p.m. the commission recessed to a 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.

At approximately 5:30 p.m. the commission reconvened.

ITEM NO. 6

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

CEQA: ENV-2021-8628-CE

Plan Area: Boyle Heights

Council District: 14 – Jurado

Last Day to Act: 06-10-25

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

IN ATTENDANCE:

Bryant Wu, City Planning Associate, Chi Dang, City Planner, Jack Chiang, Associate Zoning Administrator, and Jane Choi, Principal City Planner representing the Planning Department; Will Tiao, Cesar Chavez 888, LLC, Applicant; Aaron Belliston, BMR Enterprises representing the Applicant; Viva Padilla, Re/Arte Centro Literario, Appellant.

MOTION:

Commission President Yap moved to put forth the actions below in conjunction with the following Project as stated on the record:

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. The Project is utilizing Transit Oriented Communities base incentives.

1. Set aside and vacate the East Los Angeles Area Planning Commission actions of March 13, 2024, memorialized in Letter of Determination dated May 1, 2024, relative to Planning Case Nos. DIR-2021-8626-RDP-HCA-1A; ENV-2021-8628-CE, for the proposed residential development at 2115 – 2125 East Cesar E. Chavez Avenue, 301 – 309 North Chicago Street (Project);
2. Determine, 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 an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. Deny the appeal and sustain the Planning Director's Determination dated August 31, 2023;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commission Vice President Song seconded the motion, and the vote proceeded as follows:

Moved: Yap
Second: Song
Ayes: Avila-Hernandez, Gutierrez
Absent: Geaga

Vote: 4 – 0

There being no further business before the Commission President Yap adjourned the meeting at 6:29 p.m.

 for

Commission President Michael Yap
East Los Angeles Area Planning Commission

 for

Denise Otero, Commission Executive Assistant I
East Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

APR 22 2026

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**