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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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\*\*If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

# **SECONDARY SUBMISSIONS**



## Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

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February 13, 2024

TO: East Los Angeles Area Planning Commission

FROM: Vanessa Soto, Senior City Planner

**ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE  
STAFF RECOMMENDATION REPORT FOR CASE NO. DIR-2016-4998-SPP-HCA-1A;  
3152 Future Street**

The following are proposed revised Conditions of Approval/Findings to the Planning Director's original determination dated September 26, 2023, to be considered by the East Los Angeles Area Planning Commission at its meeting on February 14, 2024, related to item No. 5 on the meeting agenda.

- 1) On page 1 of the original Director's Determination (Case No. DIR-2016-4998-SPP-HCA), the grant clause is to be revised to reflect the adoption of the proposed Mitigated Negative Declaration No. ENV-2016-4999-MND (MND), Errata dated February 5, 2024, and Mitigation Monitoring Program (MMP) prepared for the MND and shall be revised to read as follows:

**FIND**, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4999-MND, as circulated on December 14, 2023 ("Mitigated Negative Declaration"), all comments received, and Errata dated February 5, 2024, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **FIND** the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; **FIND** the mitigation measures have been made enforceable conditions on the Project; and **ADOPT** the Mitigated Negative Declaration, Errata dated February 5, 2024, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The following are Conditions of Approval that are to be added to the original Director's Determination (DIR-2016-4998-SPP-HCA), therefore subsequent Conditions will be renumbered accordingly.

- 2) An "Environmental Mitigation Conditions" section is to be added after existing Condition No. 6 of the original Director's Determination (Case No. DIR-2016-4998-SPP-HCA) to reflect the proposed Mitigation Measure, and shall read as follows:

## Environmental Mitigation Conditions

7. **MM-BIO-1.** Highrise Incorporated, or its successor, must retain a qualified biologist (with at least two years of avian experience and knowledge of local bird species) to conduct a directed clearance survey to locate any active bird nests prior to any tree/shrub removal or grading/construction activities during the bird or raptor breeding season (general breeding and nesting bird season is February 1 through September 1; raptor nesting season is January 1 through June 30). This survey shall be conducted no more than three (3) days prior to the start of ground disturbing activities. If the qualified biologist determines there are active nests, a construction buffer will be implemented to avoid impacts to the nest. The qualified biologist shall determine the appropriate standard buffer distance for nests based on the sensitivity levels of specific avian species. The determination of the standard buffer widths shall be site- and species-specific, data-driven, and shall not be based on generalized assumptions regarding all nesting birds. If warranted, the qualified biologist will identify feasible measures to avoid any potential adverse effects on nesting birds.
- 3) Conditions No. 8 and No. 9 are added to reflect the proposed Mitigation Monitoring Program (MMP) and shall read as follows:

8. **Mitigation Monitoring Program (MMP).** The project shall be in substantial conformance with the mitigation measures in the MMP attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with the mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the project design features and/or the mitigation measures, the Director of Planning shall provide a written justification supported by substantial evidence as to why the project design feature and/or the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact.

If the project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a Specific Plan Project Permit Compliance unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

9. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be

included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

- 4) Finding No. 2 on page 8 of the original Director's Determination (Case No. DIR-2016-4998-SPP-HCA) shall be revised to read as follows:

A Mitigated Negative Declaration, ENV-2016-4999-MND, and Errata dated February 5, 2024, were prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, there is no substantial evidence that the proposed Project will have a significant effect on the environment with the incorporated mitigation measure. The attached Mitigated Negative Declaration, Errata, and Mitigation Monitoring Program reflect the lead agency's independent judgement and analysis. The records upon which those decisions are based are with the Department of City Planning in Room 1350, 221 North Figueroa Street.



## Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

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February 13, 2024

TO: East Los Angeles Area Planning Commission

FROM: Vanessa Soto, Senior City Planner

### **ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. DIR-2016-5000-SPP-HCA-1A; 3164 Future Street**

The following are proposed revised Conditions of Approval/Findings to the Planning Director's original determination dated September 26, 2023, to be considered by the East Los Angeles Area Planning Commission at its meeting on February 14, 2024, related to item No. 6 on the meeting agenda.

- 1) On page 1 of the original Director's Determination (Case No. DIR-2016-5000-SPP-HCA), the grant clause is to be revised to reflect the adoption of the proposed Mitigated Negative Declaration No. ENV-2016-4999-MND (MND), Errata dated February 5, 2024, and Mitigation Monitoring Program (MMP) prepared for the MND and shall be revised to read as follows:

**FIND**, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4999-MND, as circulated on December 14, 2023 ("Mitigated Negative Declaration"), all comments received, and Errata dated February 5, 2024, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **FIND** the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; **FIND** the mitigation measures have been made enforceable conditions on the Project; and **ADOPT** the Mitigated Negative Declaration, Errata dated February 5, 2024, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The following are Conditions of Approval that are to be added to the original Director's Determination (DIR-2016-4998-SPP-HCA), therefore subsequent Conditions will be renumbered accordingly.

- 2) An "Environmental Mitigation Conditions" section is to be added after Condition No. 6 of the original Director's Determination (Case No. DIR-2016-5000-SPP-HCA) to reflect the proposed Mitigation Measure, and shall read as follows:

## Environmental Mitigation Conditions

7. **MM-BIO-1.** Highrise Incorporated, or its successor, must retain a qualified biologist (with at least two years of avian experience and knowledge of local bird species) to conduct a directed clearance survey to locate any active bird nests prior to any tree/shrub removal or grading/construction activities during the bird or raptor breeding season (general breeding and nesting bird season is February 1 through September 1; raptor nesting season is January 1 through June 30). This survey shall be conducted no more than three (3) days prior to the start of ground disturbing activities. If the qualified biologist determines there are active nests, a construction buffer will be implemented to avoid impacts to the nest. The qualified biologist shall determine the appropriate standard buffer distance for nests based on the sensitivity levels of specific avian species. The determination of the standard buffer widths shall be site- and species-specific, data-driven, and shall not be based on generalized assumptions regarding all nesting birds. If warranted, the qualified biologist will identify feasible measures to avoid any potential adverse effects on nesting birds.
- 3) Conditions No. 8 and No. 9 are added to reflect the proposed Mitigation Monitoring Program (MMP) and shall read as follows:

8. **Mitigation Monitoring Program (MMP).** The project shall be in substantial conformance with the mitigation measures in the MMP attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with the mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the project design features and/or the mitigation measures, the Director of Planning shall provide a written justification supported by substantial evidence as to why the project design feature and/or the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact.

If the project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a Specific Plan Project Permit Compliance unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

9. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall

be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

- 4) Finding No. 2 on page 8 of the original Director's Determination (Case No. DIR-2016-5000-SPP-HCA) shall be revised to read as follows:

A Mitigated Negative Declaration, ENV-2016-4999-MND, and Errata dated February 5, 2024, were prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, there is no substantial evidence that the proposed Project will have a significant effect on the environment with the incorporated mitigation measure. The attached Mitigated Negative Declaration, Errata, and Mitigation Monitoring Program reflect the lead agency's independent judgement and analysis. The records upon which those decisions are based are with the Department of City Planning in Room 1350, 221 North Figueroa Street.





Planning APC East LA <apceastla@lacity.org>

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## Re: Support for 3152 & 3164 Future Street (DIR-2016-5000-SPP-HCA; DIR-2016-4998-SPP-HCA)

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**Nashya Sadono-Jensen** <nashya.sadono-jensen@lacity.org>

Thu, Feb 8, 2024 at 7:48 AM

To: ZA <urag7202@yahoo.com>, Neverly Hill <neverly.hill@lacity.org>, Planning APC East LA <apceastla@lacity.org>

Hi Albert,

Thank you for your email. I will forward this to the Commission office for the record.

On Mon, Feb 5, 2024 at 6:16 PM ZA <[urag7202@yahoo.com](mailto:urag7202@yahoo.com)> wrote:

Hey Nashya,

I would appreciate if you can kindly pass this message onto the area planning commission urging them to approve these projects. We need to support applicants who are courageous enough to build new housing especially when they are thoughtful project such as this instead of discouraging, which is how we ended up in this housing crisis.

Thank you

Albert Contreras

Sent from my iPhone



Planning APC East LA &lt;apceastla@lacity.org&gt;

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**Re: DIR-2016-5000-SPP-HCA; DIR-2016-4998-SPP-HCA**

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**Nashya Sadono-Jensen** <nashya.sadono-jensen@lacity.org>

Thu, Feb 8, 2024 at 7:48 AM

To: Aaron Lee &lt;leeaaron917@gmail.com&gt;, Neverly Hill &lt;neverly.hill@lacity.org&gt;, Planning APC East LA &lt;apceastla@lacity.org&gt;

Hi Aaron,

Thank you for your email. I will forward this to the Commission office for the record.

On Mon, Feb 5, 2024 at 5:42 PM Aaron Lee &lt;leeaaron917@gmail.com&gt; wrote:

Hi Nashya,

I hope this email finds you well. I wanted to bring to your attention the upcoming decision regarding the approval of the 3152 & 3164 Future Street projects by the Area Planning Commission.

As an active member of our community, I am writing to express my strong support for these projects. In light of the current housing crisis, it is crucial that we prioritize initiatives that contribute to the expansion of housing options for all types of families. I firmly believe that projects like these, which align with existing zoning regulations, play a vital role in addressing our community's housing needs.

Thank you for your time and consideration

Aaron Lee



Planning APC East LA <apceastla@lacity.org>

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## Re: DIR-2016-5000-SPP-HCA; DIR-2016-4998-SPP-HCA

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**Nashya Sadono-Jensen** <nashya.sadono-jensen@lacity.org>

Thu, Feb 8, 2024 at 7:49 AM

To: Carlos Alvarado <carlosalvarado818@gmail.com>, Neverly Hill <neverly.hill@lacity.org>, Planning APC East LA <apceastla@lacity.org>

Hi Carlos,

Thank you for your email. I will forward this to the Commission office for the record.

On Tue, Feb 6, 2024 at 3:34 PM Carlos Alvarado <carlosalvarado818@gmail.com> wrote:

Hello,

I fully support the two projects at 3152 & 3164 Future Street projects since this is exactly what our community needs!! This property has been vacant for quite some time and I commend the applicant's for taking on this task to develop this site especially in today's market when very few people are still building in LA.

Best,  
Carlos Alvarado



Planning APC East LA &lt;apceastla@lacity.org&gt;

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**Re: 3152 & 3164 Future Street (DIR-2016-5000-SPP-HCA; DIR-2016-4998-SPP-HCA)**

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**Nashya Sadono-Jensen** <nashya.sadono-jensen@lacity.org>

Mon, Feb 12, 2024 at 7:33 AM

To: Enzo 23 &lt;enzo5552@gmail.com&gt;

Cc: Neverly Hill &lt;neverly.hill@lacity.org&gt;, Planning APC East LA &lt;apceastla@lacity.org&gt;

Hi Enzo,

Thank you for your email. I am forwarding this to the Commission office for the record.

On Fri, Feb 9, 2024 at 4:00 PM Enzo 23 &lt;enzo5552@gmail.com&gt; wrote:

Dear Nashya,

I've recently learned that the Area Planning Commission is currently reviewing the proposed projects at 3152 and 3164 Future Street for approval. As a community member, I would like to convey my endorsement for these projects. Given the ongoing housing crisis, it's crucial to encourage the development of more housing, particularly when it aligns with zoning regulations, as is the case with this project. This support is essential for accommodating various family types in need of housing.

Best regards,

Enzo Vitalli



Planning APC East LA <apceastla@lacity.org>

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## Re: DIR-2016-5000-SPP-HCA; DIR-2016-4998-SPP-HCA

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**Nashya Sadono-Jensen** <nashya.sadono-jensen@lacity.org>

Mon, Feb 12, 2024 at 7:31 AM

To: George Raphael <georgeraphael23@myyahoo.com>

Cc: Neverly Hill <neverly.hill@lacity.org>, Planning APC East LA <apceastla@lacity.org>

Hi George,

Thank you for your email. I am forwarding this to the Commission office for the record.

On Fri, Feb 9, 2024 at 3:09 PM George Raphael <[georgeraphael23@myyahoo.com](mailto:georgeraphael23@myyahoo.com)> wrote:

I am writing to ask the area planning commission to deny these appeals and approve the projects! I am looking forward to these projects finally being built.

Thanks  
George Raphael

# **DAY OF HEARING SUBMISSIONS**



Planning APC East LA &lt;apceastla@lacity.org&gt;

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**DIR-2016-4998-SPP-HCA**

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**Cody Rosenfield** <codyrosenfield@gmail.com>  
To: "apceastla@lacity.org" <apceastla@lacity.org>

Wed, Feb 14, 2024 at 5:13 PM

Hello,

I'm writing to provide comments regarding the developments at [3152 Future St](#) (DIR-2016-4998-SPP-HCA) and 3164 Future St (DIR-2016-5000-SPP-HCA).

I live across the street from the proposed work site. There are a number of critical, catastrophic issues that make this unnecessary, and frankly, dangerous. Further, the behavior of those applying for the permit has been extremely inappropriate, and I *do not believe they will follow any rules you place regarding the construction*.

First, I have concerns about safety. Having lived across the street for almost 5 years - the entire property is collapsing into the street. I have sustained thousands of dollars in car damage because whenever it rains - the hillside - boulders larger than basketballs and mud, collapse into the street. I have called the owner, expressed this to him, and he said he would handle it. He did not.

Regarding parking - this is already a completely full street, there is not any room, and during (and after) construction - parking will be a major issue. Some of our neighbors have disabilities, and their parking spot would be moved more than 100 feet. The proposed house is also huge, and unnecessary.

The other issues have to do with direct problems with the owners of the property, their propensity to deceive and outright lie, and how this makes my belief they will abide by their own restrictions *extremely unlikely*

When I first called the owner, he gave me a sob story about how the owner (his father) is ill, and this house is what he's been trying to build for years, etc. This is BS. They are trying to build 10 units - this isn't a sob story about an old man trying to build a house.

Perhaps the most concerning issue is with other workers who have been on the property on behalf of the owner. Gardeners come about once every six months - and THEY DO NOT PACK OUT OR THROW ANYTHING AWAY. Instead, everything they clean - they just throw into the street and LEAVE IT THERE. I tried to speak to the gardeners to get the owner's contact information and the gardeners *literally ran away*.

The property owners have already hired workers who routinely violate city rules and then refuse to provide information to neighbors when confronted.

I have enclosed the following photos:

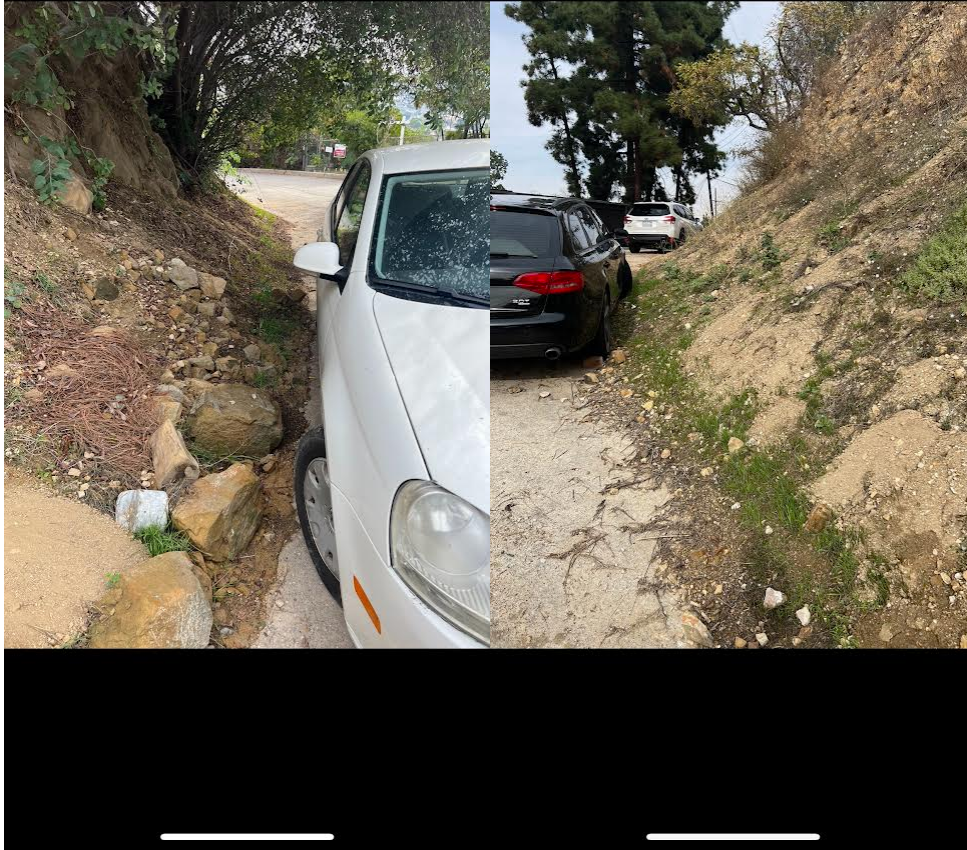
- 1) Photos of the generally collapsing hillside.
- 2) Images of the insane pile of debris that they just leave in the street.

I am happy to discuss any of this further, provide more evidence, or explain in detail these issues. Under all that hillside there is a curb that you cannot see - ever - because of the collapsing hill.

Best,  
Cody Rosenfield  
310-345-5564











Planning APC East LA &lt;apceastla@lacity.org&gt;

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## Future Street

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**Katharine English** <KEnglish@dhs.lacounty.gov>

Wed, Feb 14, 2024 at 5:16 PM

To: "apceastla@lacity.org" &lt;apceastla@lacity.org&gt;

Hello,

I'm writing regarding the proposed development of 3152 and [3164 Future St, 90065](#) (case numbers DIR-2016-4998-SPP-HCA & DIR-2016-5000-SPP-HCA).

The proposed development is a horrible idea. Please, whoever oversees approval for this project, come and drive up our street and look in-person, because it seems so obvious to me as a resident. I have been a tenant on future street for nearly five years, and there is absolutely no way for this project to happen without completely disrupting life for those who have been living here for years. Our street is narrow-I have often wondered how a fire truck would get up here if needed. Is the proposed developer going to widen the road into two lanes? Provide new residents with parking? Where will residents like me, who do not have a garage but instead rely on street parking, park for the duration of the project?

I do not have high hopes for the developers to take an interest in the concerns of current residents. They haven't done an ounce of upkeep in the time I've lived here, to the point that whenever it rains I make sure not to park alongside their property because rocks and debris fall and damage vehicles. A responsible landowner would be out here and aware of that, concerned about damage to the property of others, and doing everything possible--like hiring contractors to come reduce the slope of the hillside so it isn't so steep that rocks fall whenever it isn't bone dry.

Please don't approve this project.

Respectfully,

Katharine

**Katharine English, ASW**

Psychiatric Social Worker

Office of Diversion and Reentry

Los Angeles County Department of Health Services

[222 S. Hill St.](#), 3<sup>rd</sup> floor

Los Angeles, CA 90012

*Please note: my working hours are 8 AM to 6 PM, with a rostered day off every other Friday. RDO days in 2024: 1/26/24, 2/9/24, 2/23/24, 3/8/24, etc.*

