

## DIRECTOR'S REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED: September 19, 2024

HEARING DATE: October 2, 2024 AGENDA ITEM: 11

PROJECT NUMBER: PRJ2024-002979-(1)

PERMIT NUMBER: Zoning Conformance Review No. RPPL2024004424

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 4600 E. Olympic Boulevard, Los Angeles, CA 90022

OWNER: Magna Loyal LLC

APPLICANT: Atabak Youssefzadeh

CASE PLANNER: Zoe Axelrod, Principal Regional Planner  
[zaxelrod@planning.lacounty.gov](mailto:zaxelrod@planning.lacounty.gov)

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### **PURPOSE**

This agenda item is a Preliminary Application public meeting, pursuant to Senate Bill ("SB") 35, for a proposed multifamily residential development project. LA County Planning staff ("Staff") is not requesting that the Regional Planning Commission ("Commission") take any action during or after the public meeting.

### **PUBLIC MEETING REQUIREMENT PURSUANT TO SB 35**

Pursuant to California Government Code Section 65913.4(q), the Commission must hold a Preliminary Application public meeting within 45 days after Staff receives an applicant's notice of intent regarding any proposed residential development project located in a census tract that is designated as any of the following areas on the most recent "Opportunity Map" published by the California Tax Credit Allocation Committee ("CTCAC") and the California Department of Housing and Community Development ("HCD"):

- A moderate resource area;
- A low resource area; or
- An area of high segregation and poverty.

The purpose of the public meeting is for the Commission to receive written and verbal public comments regarding the proposed residential development project.

### **PROJECT DESCRIPTION**

The proposed multifamily residential development project consists of a 100-percent affordable 69-unit apartment building ("Project"), which includes:

- 54 apartments reserved for households earning up to 80% of the Area Median Income

- (“AMI”);
- 14 apartments reserved for households earning up to 120% of the AMI; and
- One manager's apartment.

The Project is located at 4600 E. Olympic Boulevard in unincorporated East Los Angeles, within the Metro Planning Area, on a property with an existing vacant industrial building that will be demolished (“Project Site”) in the C-M (Commercial Manufacturing) Zone. The Project Site is located within a census tract that is designated as a low resource area on the 2024 “Opportunity Map” published by the CTCAC and the HCD. Therefore, a Preliminary Application public meeting is required.


Staff cannot accept an application for streamlined ministerial review of the Project pursuant to SB 35 until after the Preliminary Application public meeting.

**ENVIRONMENTAL ANALYSIS**

The Project is statutorily exempt from the California Environmental Quality Act (“CEQA”) pursuant to California Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it requires ministerial approval.

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Report  
Reviewed By:   
Kevin Finkel, AICP, Supervising Planner

Report  
Approved By:   
Mitch Glaser, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Proposed Plans
EXHIBIT B	Project Summary Sheet