

OFFICIAL

CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, March 5, 2019
Tenth Council District Office
1st Floor Conference Room
1819 South Western Avenue
Los Angeles, California 90006

MINUTES OF THE SOUTH 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:** UNDER General Info, **SELECT COMMISSIONS & HEARINGS, SOUTH LOS ANGELES, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE "AUDIO" BUTTON**.

The meeting was called to order at 4:43 p.m. with Commissioners, Bates, Orozco and Stern present. Commissioners Anderson and Willis were absent.

Also present were Reuben Caldwell, Senior City Planner representing the Director of Planning; Ernesto Velazquez, Deputy City Attorney; Rocky Wiles, City Planner, Etta Armstrong, Commission Executive Assistant; Rafael Vega and Bianca Gonzalez, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

Ruben Caldwell, Senior City Planner reported that the Department has scheduled workshops on April 3, 2019 and April 6, 2019, regarding the Slauson Corridor Transit Neighborhood Plan.

- **Advanced Calendar:**
There were no changes made to the Advanced Calendar.
- **Commission Requests:**
There were no requests made by the Commission.
- Approval of the Minutes of February 4, 2019 were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representative.

ITEM NO. 3

PUBLIC COMMENT

Two members of the public requested to address the Commission.

ITEM NO. 4

RECONSIDERATION

There were no items to be reconsidered under Items 4a and 4b.

ITEM NO. 5

APCS-2017-3071-CPIOE-ZV-CPIOA-WDI

CEQA: ENV-2008-478-EIR; SCH No. 2008021013
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson, Jr.
Last Day to Act: 03-19-19
Continued From: 02-19-19

PUBLIC HEARING – Completed November 13, 2018

PROJECT SITE: 3235-3241 South Hutchison Avenue

MOTION

Commissioner Orozco moved to continue the matter until the South Los Angeles Area Planning Commission Meeting of March 19, 2019. Commissioner Stern seconded the motion, and the vote proceeded as follows:

Moved: Orozco
Seconded: Stern
Ayes: Bates
Absent: Anderson, Willis

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

ZA-2018-472-ZV-1A

CEQA: ENV-2018-473-CE
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 8 – Harris-Dawson
Last Day to Act: 03-05-19
Continued From: 02-19-19

PUBLIC HEARING HELD

PROJECT SITE: 4606-4622 and 4626 South Crenshaw Boulevard

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator, representing the Department; Bruce Ehrlich, Ehrlich Group Law Office, applicant's representative; Isaias Benavides, Field Deputy representing the Office of Councilmember Harris-Dawson.

The applicant's representative agreed to extend the Commission's time to act on the matter until March 19, 2019.

MOTION

Commissioner Stern moved to extend the time to act and continue matter until the South Los Angeles Area Planning Commission Meeting of March 19, 2019. Commissioner Orozco seconded the motion, and the vote proceeded as follows:

Moved: Stern
Seconded: Orozco
Ayes: Bates
Absent: Anderson, Willis

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

ZA-2017-796-CU-1A
CEQA: ENV-2017-797-CE
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson Jr.
Last Day to Act: 04-02-19

PUBLIC HEARING HELD

PROJECT SITE: 1919-1921 South 4th Avenue

IN ATTENDANCE:

Theodore L. Irving, Associate Zoning Administrator representing the Department; Jerry Gage Tucker, Arlington Heights Neighborhood Association, appellant; Laura Meyers, United Neighborhood Council; Jordan Beroukhim, Planning Deputy, and Billie Green, Office Manager, representing the Office of President District Wesson Jr. The applicant or his representative did not attend the meeting.

MOTION:

Commissioner Stern put forth the actions below, in conjunction with the disapproval of the following project:

Use and maintenance of a surface parking lot on a 6,908 square-foot lot with up to 12 standard parking spaces in the RD2-1-O-CPIO Zone.

1. Grant the appeal and overturn the January 3, 2019 Zoning Administrator's determination to approve a Conditional Use to allow the use and maintenance of a surface parking lot with up to 12 standard parking spaces on a 6,908 square-foot lot in the RD2-1-O-CPIO Zone; and
2. Adopt the Findings as amended by the Commission.

Commissioner Bates seconded the motion, and the vote proceeded as follows:

Moved: Stern
Seconded: Bates
Ayes: Orozco
Absent: Anderson, Willis

Vote: 3 – 0

MOTION PASSED

Commissioner Bates agreed to re-open Item No. 3, General Public Comment, to allow members of the public who had arrived late to the meeting the opportunity to address the Commission.

ITEM NO. 3

PUBLIC COMMENT

Two members of the public requested to address the Commission.

ITEM NO. 8

ZA-2015-2214-CU-CCMP-1A

CEQA: ENV-2019-1262-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 03-11-19

PUBLIC HEARING HELD

PROJECT SITE: 2211-2219 South Hoover Street

IN ATTENDANCE:

Theodore L. Irving, Associate Zoning Administrator representing the Department; James Childs, Adams Dockweiler Heritage Organizing Committee, appellant; Ariel Gutierrez, Cartomap Services and Leon E. Felus, architect, representing the applicant; Albizael Del Valle and Isaias Benavides, Field Deputies representing the Office of Council Member Harris-Dawson.

MOTION:

Commissioner Bates put forth the actions below, in conjunction with the approval of the following project:

The conversion of an existing one-story convenience food mart with auto service bays and two fueling stations to a two-story convenience food mart with retail rental spaces and two fueling canopies on a 30,930 square-foot lot in the C2-1VL-HPOZ Zone. The project scope includes a 1,670 square-foot addition to the mini-mart and the change of use of four existing auto repair bays to retail, and the continued use of a 24-foot pole sign. Proposed hours of operation are 24-hours, daily for the convenience food mart and fueling station and 7:00 a.m. to 11:00 p.m. for the retail rental spaces.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301, 15303, and 15332, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Deny the appeal and sustain the December 12, 2019, Zoning Administrator's determination to approve:
 - a. Pursuant to Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC) a Conditional Use to permit deviations from Commercial Corner Development standards to allow 18.3 percent transparency on the northern building elevation and 21.9 percent transparency on the southern building elevation, in lieu of 50 percent transparency fronting adjacent streets per LAMC Section 12.22 A.23(a)3; to allow 2-foot landscaped setback along Hoover Street, a 2.5-foot landscaped setback along 23rd Street, and a 0-foot setback on the western property line abutting residential uses, in lieu of a 5-foot landscaped setback as required by LAMC Section 12.22 A.23(a)(10)(C);
 - b. Pursuant to LAMC Section 12.20.3 L, a Certificate of Compatibility to allow the replacement of existing signage, windows, landscaping and the proposed 1,693 square-foot, one-story addition; and
3. Dismiss a request for a Conditional Use to allow an existing on-site pole sign, as allowed by LAMC Section 12.22 A.23(a)6(i); and
4. Adopt the Conditions of Approval and findings of the Zoning Administrator.

Commissioner Orozco seconded the motion, and the vote proceeded as follows:

Moved: Bates
Seconded: Orozco
Ayes: Stern
Absent: Anderson, Willis

Vote: 3 – 0

MOTION PASSED

President Bates recessed the meeting at 7:51 p.m. The meeting was reconvened at 7:58 p.m. with Commissioners Bates, Orozco and Stern in attendance.

ITEM NO. 9

ZA-2018-92-CUB-CU-1A
CEQA: ENV-2018-93-CE
Plan Area: South Los Angeles

Council District: 9 – Price, Jr.
Last Day to Act: 03-09-19

PUBLIC HEARING HELD

PROJECT SITE: 5820-5832 South Figueroa Street

ATTENDANCE:

David S. Weintraub, Associate Zoning Administrator representing the Department; Ahmad Ghaderi, A&S Engineering, applicant/appellant; Stan Ambrie, Speedway Security, applicant's representative; Edgar Morales representing the Office of Council Member Price.

The applicant agreed to extend the Commission's time to act on the matter until April 2, 2019.

MOTION

Commissioner Stern moved to extend the Commission's time to act and continue the matter until the South Los Angeles Area Planning Commission Meeting of April 2, 2019. Commissioner Bates seconded the motion, and the vote proceeded as follows:

Moved: Stern
Seconded: Bates
Ayes: Orozco
Absent: Anderson, Willis

Vote: 3 – 0

MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 8:48 p.m.

MOTION

Commissioner Stern moved to extend the Commission's time to act and continue the matter until the South Los Angeles Area Planning Commission Meeting of April 2, 2019. Commissioner Bates seconded the motion, and the vote proceeded as follows:

Moved: Stern
Seconded: Bates
Ayes: Orozco
Absent: Anderson, Willis

Vote: 3 – 0

MOTION PASSED

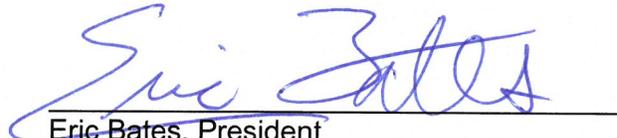
ADOPTED

CITY OF LOS ANGELES

APR 02 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 8:48 p.m.



Eric Bates, President

South Los Angeles Area Planning Commission



Etta Armstrong, Commission Executive Assistant
South Los Angeles Area Planning Commission