

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 3, 2010, 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

Faith I. Mitchell, President
Juan Aquino, Vice President
Reginald D. Chapple, Commissioner
Rochelle Mills, Commissioner
James E. Silcott, Commissioner

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 Policies and Procedures and **provided that the Commission retains jurisdiction over the case.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **www.lacity.org/PLN**. Click the "Meetings and Hearings" quick link. APC agenda are available under any of the seven service areas.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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 agenda item here, 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.

GLOSSARY OF ENVIRONMENTAL TERMS:
CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DIRECTOR'S REPORT**

- A. Council actions and schedule
- B. Other items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **APCS-2010-1158-SPE-SPP**

CEQA: ENV-2009-3102-MND-REC
Plan: West Adams-Baldwin Hills-
Leimert

Council District: 8 – Parks

Expiration Date: 8-21-10

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 6, 2010

PROJECT LOCATION:

5301, 5311, 5319, 5321, and 5335 S. CRENSHAW BLVD

PROPOSED PROJECT:

Construction of an approximately 13,969 square foot retail grocery store (Fresh and Easy Neighborhood Market) selling pre-packaged and packaged foods, non alcoholic and alcoholic beverages and dry goods. As proposed the project would have hours of operation from 8:00 a.m. to 11:00 p.m. seven days a week and would provide 78 surface parking spaces. The proposed project is located on a 63,085 square-foot site classified in the [Q]C2-1 Zone and also located within the boundaries of Subarea D of the Crenshaw Corridor Specific Plan.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration ENV-2009-3102-MND-REC) for the above referenced project.
2. Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions to the Crenshaw Corridor Specific Plan (Ordinance No. 176,230) as follows:
 - a. From Section 9 A to permit a 19 foot setback along the first floor street frontage (Crenshaw Boulevard) in lieu of a zero foot setback, or 5 foot setback for projects that include pedestrian amenities as otherwise permitted.
 - b. From Section 11 C.1 and 11 C.4 to permit two Wall Signs along the façade facing Crenshaw Boulevard and one Pedestrian Sign along the façade facing 52nd Street (three total) in lieu of the maximum of one wall sign and one Pedestrian Sign (two total) which is otherwise permitted for each business establishment located on a street corner.
 - c. From Section 11 D(7) to permit a sign along the east elevation of the proposed project (Crenshaw Corridor frontage) to have 184.6 square feet of sign area which exceeds the maximum 75 feet of sign area otherwise permitted, and to also permit a sign along the north elevation (52nd Street frontage) to have 124.7 square feet of sign area in lieu of the maximum 75 feet of sign area otherwise permitted.

- d. From Section 14 C and Design Standard 1.a of the Crenshaw Corridor Specific Plan Urban Design Guidelines and Standards to permit the northern facing ground floor facade (facing 52nd Street) to have 20% transparent building elements in lieu of the otherwise required 50%.
- e. From Section 14 C and Design Standard 11.i of the Crenshaw Corridor Specific Plan Urban Design Guidelines and Standards to permit a surface parking lot for the proposed Fresh and Easy Market to be located at the side of the structure in lieu of the rear of the building as is otherwise required.
- 3. Pursuant to Section 11.5.7 C of the Municipal Code, Project Permit Compliance Review with the Crenshaw Corridor Specific Plan (Ordinance No. 176,230).

Applicant: Hankey Investment Company, LP
Rep.: John Le, Courtney & Le Architects

RECOMMENDED ACTION:

- 1. Adopt the attached Mitigated Negative Declaration, ENV-2009-3102-MND-REC.
- 2. Approve the Exceptions to the Crenshaw Corridor Specific Plan as follows:
 - a. From Section 11 C.1 and 11 C.4 to permit two Wall Signs along the façade facing Crenshaw Boulevard and one Pedestrian Sign along the façade facing 52nd Street (three total), subject to conditions of approval.
 - b. From Section 11 D(7) to permit a sign along the east elevation of the proposed project (Crenshaw Corridor frontage) to have 184.6 square feet of sign area, and to also permit a sign along the north elevation (52nd Street frontage) to have 124.7 square feet of sign area, subject to conditions of approval.
 - c. From Section 14 C and Design Standard 1.a of the Crenshaw Corridor Specific Plan Design Guidelines and Standards to permit the northern facing ground floor facade (facing 52nd Street) to have 20% transparent building elements, subject to conditions of approval.
 - d. From Section 14 C and Design Standard 11.i of the Crenshaw Corridor Specific Plan Design Guidelines and Standards to permit a surface parking lot for the proposed Fresh and Easy Market to be located at the side of the structure, subject to conditions of approval.
- 3. Disapprove the Exception to the Crenshaw Corridor Specific Plan as follows:
 - a. From Section 9 A to permit a 19 foot setback along the first floor street frontage (Crenshaw Boulevard).
- 4. Approve the Project Permit Compliance for the proposed project, subject to conditions of Approval.
- 5. Adopt the attached Findings.

Staff: Alam Choudhury (213) 978-1203

4. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m.** on Tuesday, **August 17, 2010**, at the:

Constituent Service Center
8475 South Vermont Ave.
Los Angeles, CA 90044

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by email at APCSouthLA@lacity.org.