

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 2, 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. 3, 4, 5, AND 6.

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
- C. A Status update and a Presentation:
 - Status of Jordan Downs Specific Plan – Jason Chan and Louie Rodriguez
 - Presentation on Project RENEW (Renew Environments through Nutrition Exercise and Wellness) Introduction to Transit Oriented Developments, The Nexus between Health and Land Use Planning – Lynell Washington and Margot Ocanas

2. **COMMISSION BUSINESS**

- A. Advance Calendar
 - Commission Requests

3. **CPC-2010-714-MS**

CEQA: ENV-2010-715-ND
Plan: Citywide

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

FOR INFORMATION ONLY (NO ACTION TAKEN)

LOCATION: CITYWIDE, with the exception of single-family land uses

PROPOSED PROJECT:

No development project is proposed. The new Citywide Design Guidelines under consideration will establish, for the first time, basic urban design considerations for Multi-Family Residential, Commercial, and Industrial projects with respect to the entire building envelope and project site. The Design Guidelines include elements of the Walkability Checklist, as well as best practices from many of the City's established overlay districts and specific plans. The Design Guidelines will address context-sensitive design and neighborhood compatibility as well as overarching design themes found in the City's Framework Element and 35 Community Plans. The Objectives under which individual Design Guidelines are organized are rooted in the 10 Urban Design Principles in the Framework Element (pending adoption by City Council) with a focus on addressing neighborhood compatibility, ensuring that new buildings are of high architectural quality, and integrating sustainability. The Guidelines cover a range of topics such as Site Planning and Building Orientation, Building Design and Articulation, Open Space and Landscaping, and Signage and Lighting.

The Citywide Design Guidelines will be implemented on discretionary projects subject to review by the Department of City Planning. The enclosed exhibits are submitted to the Area Planning Commission for review and comment. The City Planning Commission is the decision-making body for the adoption of this document.

REQUESTED ACTION:

1. Review and Comment regarding the proposed Citywide Design Guidelines.

Applicant: City of Los Angeles

Staff: Michelle Sorkin (213) 978-1199

4. **ZA-2009-2940-CUB-1A** **Council District:** 8 – Parks
CEQA: ENV-2009-2941-MND **Expiration Date:** 11-09-10
Plan: South Los Angeles **Appeal Status:** Not further appealable

PUBLIC HEARING

PROJECT LOCATION: 8137 S. VERMONT AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W, 1 and Ordinance No. 171,681 (South Los Angeles Alcohol Sales Specific Plan) for the denial of a Conditional Use Permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 14,800 square-foot market with hours of operation between 7 a.m. and 8 p.m., Monday through Saturday and 8 a.m. and 7 p.m., Sunday, and denial of the environmental clearance Mitigated Negative Declaration ENV-2009-2941-MND. [LG]

Applicant: Smart & Final Properties I, LLC
Rep.: Bret Engstrom, Art Rodriguez & Associates

Appellant: Same

RECOMMENDED ACTION:

Deny the appeal; **Sustain** the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W, 1 and Ordinance No. 171,681 (South Los Angeles Alcohol Sales Specific Plan) for the denial of a Conditional Use Permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 14,800 square-foot market with hours of operation between 7 a.m. and 8 p.m., Monday through Saturday and 8 a.m. and 7 p.m., Sunday, and consider the environmental clearance Mitigated Negative Declaration ENV-2009-2941-MND

Staff: Lourdes Green (213) 978-1318

5. **ZA-2009-1836-ZV-1A** **Council District:** 1 – Reyes
CEQA: ENV-2009-1837-MND **Expiration Date:** 11-30-10
Plan: South Los Angeles **Appeal Status:** Further appealable if Zone Variance is approved.

PUBLIC HEARING

PROJECT LOCATION: 851 W. 23rd STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of **a)** a Zone Variance from Section 12.09.1-B, 4 to permit the legalization of two apartment units, one with 636 square feet of lot area in lieu of the required 1,500 square feet, and one with zero feet of lot area in

lieu of the 1,500 feet of lot area as otherwise required by the Code, in conjunction with conversion of an existing four-unit apartment building to seven units (two proposed under variance and one allowed by-right), all in conjunction with the continued use and maintenance of the other existing four-unit apartment building at 2133 Norwood Street, for a total 11-units in lieu of the permitted 9 units on a 14,200 square-foot parcel in the RD1.5-1-O-HPOZ Zone, and **b)** a Variance from Section 12.21-A,5, of the Los Angeles Municipal Code to permit two new parking spaces(in association with a multi-family dwelling of more than two units), both of which require that automobiles back up onto a Collector Street (Norwood Street), and **2)** pursuant to Los Angeles Municipal Code Section 12.28, for the dismissal of a Zoning Administrator's Adjustment to permit a building separation of 11 feet 5 inches in lieu of the required 20 feet from the northeast garage to the structure at 2133 Norwood Street and from Section 12.21-C,2(b) to permit a passageway to access a unit with a width of 2 feet in lieu of the required 10 feet (Note: the applicant withdrew this request at the public hearing stating it was deemed unnecessary upon further consideration by the Department of Building and Safety), and the denial of the environmental clearance Mitigated Negative Declaration ENV-2009-1837-MND. [LW]

Applicant: Rodolfo Brambila Ortiz
Rep.: Carolina Abrego-Pineda, Abrego-Pineda Consulting

Appellant: Same

RECOMMENDED ACTION:

Deny the appeal; Sustain the Zoning Administrator's decision 1) for the denial of a) a Zone Variance to permit the legalization of two apartment units, one with 636 square feet of lot area in lieu of the required 1,500 square feet, and one with zero feet of lot area in lieu of the 1,500 feet of lot area as otherwise required by the Code, in conjunction with conversion of an existing four-unit apartment building to seven units (two proposed under variance and one allowed by-right), all in conjunction with the continued use and maintenance of the other existing four-unit apartment building at 2133 Norwood Street, for a total 11-units in lieu of the permitted 9 units on a 14,200 square-foot parcel in the RD1.5-1-O-HPOZ Zone, and b) a Variance from to permit two new parking spaces(in association with a multi-family dwelling of more than two units), both of which require that automobiles back up onto a Collector Street (Norwood Street), and 2) for the dismissal of a Zoning Administrator's Adjustment to permit a building separation of 11 feet 5 inches in lieu of the required 20 feet from the northeast garage to the structure at 2133 Norwood Street and to permit a passageway to access a unit with a width of 2 feet in lieu of the required 10 feet (Note: the applicant withdrew this request at the public hearing stating it was deemed unnecessary upon further consideration by the Department of Building and Safety), and the denial of the environmental clearance Mitigated Negative Declaration ENV-2009-1837-MND.

Staff: Linn K. Wyatt (213) 978-1318

6. **ZA-2009-2798-CUB-CUX-CU-1A**
CEQA: ENV-2009-2799-MND
Plan: West Adams

Council District: 10 – Wesson
Expiration Date: 11-09-10
Appeal Status: Not further appealable

PUBLIC HEARING

PROJECT LOCATION: 2536 SOUTH PALM GROVE AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,1 for the approval of **1)** a Conditional Use Permit to allow sale and dispensing of a full line of alcoholic beverages in conjunction with the expansion of an existing restaurant to have 198 indoor seats and 56 outdoor seats with limited hours of operation in lieu of the requested 24 hours per day daily, and pursuant to Los Angeles Municipal Code Section 12.24-W,18, for the approval of **2)** a Conditional Use Permit, to allow live music and patron dancing, and pursuant to Los Angeles Municipal Code Section 12.24-W,27 for the approval of a **3)** a Conditional Use Permit **a)** to allow hours of operation from 7:00 a.m. and after 11:00 p.m. on Friday and Saturday in lieu of the 24 hour daily operation requested by the applicant, and **b)** to continue to have less than 50 percent transparent windows fronting on Palm Grove Avenue and Adams Boulevard, and **c)** continue to have zero landscape buffer between the building and the adjacent streets; on a 9,118 square-foot lot in the C2-1 Zone, and approval of the environmental clearance Mitigated Negative Declaration ENV-2009-2799-MND. [AL]

Applicant: Seth Cartright
Rep.: Robert Fedor, Advantage Planning

Appellants: 1. Los Angeles Police Department
Rep.: Detective Ill, Eric Moore

2. Seth Cartright
Rep.: King R. Woods & Assoc., Inc. & The Ross Group, LLC

RECOMMENDED ACTION:

Deny the appeal; Sustain the Zoning Administrator's decision, for the approval of 1) a Conditional Use Permit to allow sale and dispensing of a full line of alcoholic beverages in conjunction with the expansion of an existing restaurant to have 198 indoor seats and 56 outdoor seats with limited hours of operation in lieu of the requested 24 hours per day daily, and for the approval of 2) a Conditional Use Permit to allow live music and patron dancing, and for the approval of 3) a Conditional Use Permit a) to allow hours of operation from 7:00 a.m. and after 11:00 p.m. on Friday and Saturday in lieu of the 24 hour daily operation requested by the applicant, and b) to continue to have less than 50 percent transparent windows fronting on Palm Grove Avenue and Adams Boulevard, and c) continue to have zero landscape buffer between the building and the adjacent streets; on a 9,118 square-foot lot in the C2-1 Zone, and approval of the environmental clearance Mitigated Negative Declaration ENV-2009-2799-MND.

Staff: Al Landini (213) 978-1318

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, **November 16, 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.