

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 21, 2014, 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

Rochelle Mills, President
Faith I. Mitchell, Vice President
Victoria M. Franklin, Commissioner
James E. Silcott, Commissioner
Gail A. Willis, Commissioner

James Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4 and 5.

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 agendized 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 agendized 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
- C. Minutes of Meeting – October 15, 2013

3. **COMMISSION RESOLUTION**

Council District: N/A
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – NOT REQUIRED

Subject:

A Resolution delegating the Commission's authority to the Director of Planning for approval of routine requests for time extensions and/or continuances to act on legislative and quasi-judicial land use applications and appeals

Recommended Action:

Approve the Resolution permitting the Director of Planning to grant routine requests for extensions to time limits and/or continuances to act on legislative and quasi-judicial land use applications and appeals.

Requestor: Department of City Planning

Staff: Craig Weber, Senior City Planner

4. **DIR-2012-1217-CCMP-1A**

CEQA: ENV-2012-83-MND
Plan: South Los Angeles
Related Case:
ZA-2012-1216-ZAA-SPR-1A

Council District: 1 – Cedillo

Expiration Date: 1-21-14 Ext.

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the September 17, 2013 meeting.

PROJECT LOCATION: 2003 S. OAK STREET

PROJECT DESCRIPTION:

Pursuant to LAMC Section 12.20.3.L, a **Certificate of Compatibility (CCMP)** for the construction of a new 29-unit multi-family affordable housing development with underground parking in the University Park Historic Preservation Overlay Zone (HPOZ). The subject property is currently used as a surface parking lot for the Norwood Elementary School.

REQUESTED ACTION:

An appeal of the Director of Planning's decision to **approve**, pursuant to Los Angeles Municipal Code Section 12.20.3.L and 11.5.7, a **Certificate of Compatibility** for the following project in the PF-1-O-HPOZ Zone within the University Park HPOZ: Construction of a new 29-unit multi-family affordable housing development with underground parking. Consideration of **Mitigated Negative Declaration (ENV-2012-83-MND)** as the environmental clearance for this action.

Applicant: Thomas Safran & Associates
Representative: Tyler Monroe
Appellant: Adams-Dockweiler Heritage Organizing Committee
Representative: James Childs

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Director of Planning's decision to **approve** a **Certificate of Compatibility**.
3. **Deny the appeal** of the Mitigated Negative Declaration.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-83-MND** as adequate environmental clearance for this action.

Staff: Steve Weschler (213) 978-1391

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| <p>5. <u>ZA-2012-1216-ZAA-SPR-1A</u>
CEQA: ENV-2012-83-MND
Plan: South Los Angeles
Related Case:
DIR-2012-1217-CCMP-1A</p> | <p>Council District: 1 – Cedillo
Expiration Date: 2-24-14
Appeal Status: Not further appealable</p> |
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PUBLIC HEARING

PROJECT LOCATION: 2003-2023 S. OAK STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **dismiss** pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, a **Zoning Administrator's Adjustment** from Section 12.09.1-B,3 to permit a 5-foot 2-inch rear yard setback in lieu of the minimum 15 feet otherwise required in the most restrictive adjacent zone (RD1.5); **deny** pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, a **Zoning Administrator's Adjustment** from Section 12.09.1-B,2 to permit a 5-foot 2-inch side yard in lieu of the minimum 6 feet otherwise required in the most restrictive adjacent zone (RD1.5); **approve** pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, a **Zoning Administrator's Adjustment** from Section 12.09.1-B,1 to permit an 8-foot 6-inch southerly front yard along 21st Street in lieu of the minimum 15 feet otherwise required in the most restrictive adjacent zone (RD1.5); and **approve** pursuant to Los Angeles Municipal Code Sections 12.04.09-B,9 and 16.06 a **Site Plan Review** for the construction, use and

maintenance of a joint public/private development of a 29 unit residential project. Consideration of **Mitigated Negative Declaration (ENV-2012-83-MND)** as the environmental clearance for this action.

Applicant: Thomas Safran & Associates
Representative: Tyler Monroe, The Katherman Co.
Appellant: Adams-Dockweiler Heritage Organizing Committee
Representative: James Childs

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the determination of the Zoning Administrator (dated November 22, 2013).
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-83-MND** as adequate environmental clearance for this action.

Staff: Steve Weschler (213) 978-1391

6. 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, **February 4, 2014** 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.