

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 5, 2014, 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

Eric D. Bates, Commissioner
D. Malcolm Carson, Commissioner
Gail A. Willis, Commissioner
Vacant, Commissioner
Vacant, Commissioner

James Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 3.

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 – June 17, 2014

3. **DIR-2013-4704-SPP-SPPA-1A**

CEQA: ENV-2009-271-EIR
Plan: South Los Angeles

Council District: 9 – Price
Expiration Date: 9-20-14
Appeal Status: Not further appealable

PUBLIC HEARING

PROJECT LOCATION: 3131 S. HOOVER STREET, 3096 S. MCCLINTOCK AVENUE

REQUESTED ACTION:

An appeal of the Director of Planning's approval of a Project Permit Compliance Review, a Project Permit Adjustment and the Environmental Impact Report No. **ENV-2009-271-EIR** pursuant to Section 11.5.7 C and 11.5.7 E of the Los Angeles Municipal Code (LAMC) and the California Environmental Quality Act (CEQA).

Applicant: USC Real Estate and Asset Management
Representatives: Laurie Stone, Brian League
Appellant: Howard Kabakow, Hak Twenty-Eighth Corporation

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Determination of the Director of Planning in approving a Project Permit Compliance Review and the Project Permit Adjustment for the construction of a unified mixed-use development, consisting of five new buildings and a retail pavilion including 780 student housing units (2,640 beds), approximately 100,000 square feet of commercial uses, 467 parking spaces, and the removal of approximately 220,538 square feet of existing uses.
3. **Find** the previously certified Environmental Impact Report, and November 2012 Errata Thereto, **ENV-2009-271-EIR**, as adequate environmental clearance pursuant to the California Environmental Quality Act.

Staff: Michelle Singh (213) 978-1166

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 19, 2014** at the:

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

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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.