

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 19, 2014, 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

Eric D. Bates, Commissioner
D. Malcolm Carson, Commissioner
Jaqueline Orozco, Commissioner
Stevie Stern, Commissioner
Gail A. Willis, Commissioner

James Williams, Commission Executive Assistant II

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 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 – August 5, 2014
- D. The Election of Officers

3. **APCS-2013-1402-SPE-DRB-SPP-SPR**

CEQA: ENV-2013-4103-MND

Plan: West Adams-Baldwin Hills-
Leimert

Council District: 10 – Wesson

Expiration Date: 8-23-14

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 18, 2014

PROJECT LOCATION: 3780 W. MARTIN LUTHER KING JR. BOULEVARD
4055 - 4081 S. MARLTON AVENUE

PROPOSED PROJECT:

The applicant proposes to construct a four-story, approximately 60 feet in height, 105,000 square foot outpatient medical facility on an approximately 8.65 gross acres with 525 on-site parking spaces. The project is classified in the [Q]C2-2D zone and located within Subarea E of the Crenshaw Corridor Specific Plan. The site is bounded by Martin Luther King Jr. Boulevard to the north, Marlton Avenue to the east, Santa Rosalia Drive to the south and Buckingham Road to the west. Vehicular access to the site will be provided primarily from a proposed two-way access easement driveway from Martin Luther King Jr. Boulevard and three secondary driveways; one on Buckingham Road and two on Marlton Avenue. A vehicular service entrance will be provided off Santa Rosalia Drive. Additionally, the Project will incorporate photovoltaic panels as part of an architectural rooftop feature and solar arrays distributed throughout the parking areas and landscaped plaza. A green roof will be provided on both the second and third level of the proposed Project.

REQUESTED ACTION:

- 1. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a development which creates more than 50,000 gross square feet of floor area.
- 2. Pursuant to Section 11.5.7.F.1 (f) of the Municipal Code, a Specific Plan Exception from:
 - a. 14c and Design Standard 11i of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow two surface parking lots to be located on the sides of the structure, fronting along Santa Rosalia Drive and portions of Marlton Avenue and Buckingham Road.

- b. 14c and Design Standard 8a of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow a 2'-6" high fence on top of the required 3' – 6" high wall (total 6'-0" high) adjacent to surface parking lots fronting along adjacent streets and a 6'-0" high fence fronting along adjacent streets.
3. Pursuant to Section 11.5.7.C of the Municipal Code, a Project Permit Compliance with the applicable regulations of the Crenshaw Corridor Specific Plan.
4. Pursuant to Section 16.50 of the Municipal Code, and Section 14 of the Crenshaw Corridor Specific Plan, a Design Review of the project with the applicable Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual.
5. Consideration of the Mitigated Negative Declaration No. **ENV-2013-4103-MND** for the above referenced project, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.

Applicant: Kaiser Foundation Health Plan Inc.
Representatives: Donna Shen Tripp

RECOMMENDED ACTION:

1. Approve the Site Plan Review for development of 105,000 square feet of floor area.
2. Approve the Exception from Section 14c and Design Standard 11i of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow two surface parking lots to be located on the sides of the structure, fronting along Santa Rosalia Drive and portions of Marlton Avenue and Buckingham Road.
3. Deny the Exception from Section 14c and Design Standard 8a of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow a 2'-6" high fence on top of the required 3' – 6" high wall (total 6'-0" high) adjacent to surface parking lots fronting along adjacent streets and a 6'-0" high fence fronting along adjacent streets.
4. Approve the Project Permit Compliance with the applicable regulations of the Crenshaw Corridor Specific Plan.
5. Adopt the Findings.
6. Adopt the Mitigated Negative Declaration No. **ENV-2013-4103-MND** pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
7. Advise the Applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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, **September 2, 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.