

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission
Tuesday, July 7, 2015
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044

MINUTES OF SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Gail Willis at 4:30 p.m.
Commissioners present: Eric Bates, Jaqueline Orozco, Stevie Stern
Commissioners absent: Antoinette Anderson

1. DIRECTOR'S REPORT

- A. Council actions and schedule – Connie Pallini Tipton gave an update on various community plans and the mobility plan.
- B. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request:
- C. Minutes of Meeting – April 7, 2015

Motion:

To approve the Minutes of Meeting for April 7, 2015.

Moved: Stern
Seconded: Willis
Ayes: Bates, Orozco
Absent: Anderson

Vote: 4 – 0

3. DIR-2014-4200-BSA-1A
CEQA: N/A
Plan: South Los Angeles

Council District: 10 – Wesson
Expiration Date: 7-17-15
Appeal Status: Not further appealable

PUBLIC HEARING

PROJECT LOCATION: 2255 – 2257 W. ADAMS BOULEVARD

REQUESTED ACTION:

An appeal, pursuant to Municipal Code Section 12.26.K, of the Director of Planning's decision to **deny** an appeal claiming that the Department of Building and Safety erred or abused its discretion in its issuance of Order to Comply No A-3293254 to the property owner, Golden Day Schools, Inc., requiring that vinyl banner signs be removed from the building and from the required front yard located within the R3 Zone, pursuant to Sections 14.4.16, 12.21-A,1(a), and 12.22-C,20(j) of the Los Angeles Municipal Code without concluding that the California Government Code allowed the charter school to be exempt from the City's zoning ordinances, including those applicable to sign regulations.

Applicant: Clark E. Parker, Golden Day Schools, Inc.
Appellant: Today's Fresh Start Charter School
Rep.: Clark E. Parker

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the action of the Director of Planning's decision to **deny** an appeal claiming that the Department of Building and Safety erred or abused its discretion in its issuance of **Order to Comply No A-3293254** to the property owner, Golden Day Schools, Inc., requiring that vinyl banner signs be removed from the building and from the required front yard located within the R3 Zone, pursuant to Sections 14.4.16, 12.21-A,1(a), and 12.22-C,20(j) of the Los Angeles Municipal Code without concluding that the California Government Code allowed the charter school to be exempt from the City's zoning ordinances, including those applicable to sign regulations.
3. **Adopt** the **Findings** of the Director of Planning.

Staff: Lourdes Green (213) 978-1318

Motion:

To deny the appeal and sustain the decision of the Director of Planning.

Moved: Stern
Seconded: Willis
Ayes: Bates,
Recused: Orozco
Absent: Anderson

Vote: 3 – 0

4. APCS-2014-4010-ZC **Council District:** 10 – Wesson
CEQA: ENV-2014-4011-MND **Expiration Date:** 7-7-15 Ext.
Plan: Southeast Los Angeles **Appeal Status:** Appealable by applicant only, if disapproved in whole or in part

PUBLIC HEARING – Completed on January 21, 2015
Continued from the April 7, 2015 and June 2, 2015 meetings.

PROJECT LOCATION: 1540 S. ST. ANDREWS PLACE

PROJECT DESCRIPTION:

A Zone Change from [Q]R3-1 to **R3-1** for the construction, use and maintenance of a new 4-story apartment building with 16 units, and surface and underground parking.

Applicant: Sunmi Song, SBL Architecture

REQUESTED ACTION:

1. Pursuant to LAMC Section 12.32-F, a Zone Change from [Q]R3-1 to **R3-1** in conjunction with the construction, use and maintenance of a 16-unit apartment building.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2014-4011-MND** and the required findings for the above-referenced project.

RECOMMENDED ACTION:

1. Approve and Recommend that the City Council adopt a Zone Change from [Q]R3-1 to **(T)(Q)R3-1**, consistent with the Medium Residential land use designation.
2. Recommend that the applicant be advised that time limits for effectuation of a zone in the “Q” Qualified Classification and “T” Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated.
3. Adopt the Findings.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-4011-MND**.
5. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-4011-MND.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jane Choi (213) 978-1379

Motion:

To disapprove the proposed project and not adopt ENV-2014-4011-MND.

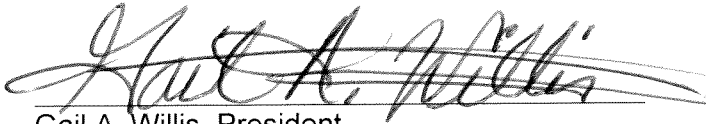
Moved: Willis

Seconded: Bates
Ayes: Stern
Noes: Orozco
Absent: Anderson

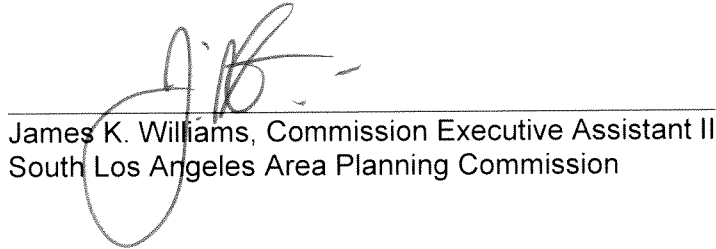
Vote: 3 – 1

5. PUBLIC COMMENT PERIOD
No Speakers

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 6:37 p.m.



Gail A. Willis, President
South Los Angeles Area Planning Commission



James K. Williams, Commission Executive Assistant II
South Los Angeles Area Planning Commission

Adopted: 8/4/15