

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission
Tuesday, February 2, 2016
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 4:31p.m.
Commissioners present: Antoinette Anderson, Eric Bates, Jaqueline Orozco, and Stevie Stern

1. DEPARTMENTAL REPORT

Debbie Lawrence introduced herself as one of the newly assigned Senior Planner, along with Theo Irving, who will be working with the South Los Angeles Area Commission. She informed the commission of the recent appointment of the new City Planning Director, Vince Bertoni. The Senior Planner concluded her staff report by noting the City Planning Department is in the process of hiring more Planning Associates.

The Senior Planner gave reviews on the Jordon Downs Specific Plan public hearing that was held on January 14, 2016. The Senior Planner would like to give a presentation prior to the City Planning Commission meeting on March 10th, of the Jordon Downs Specific Plan Amendment & Tract Map.

2. COMMISSION BUSINESS

A. Advance Calendar

No addition to the advance calendar.

B. Commission Request:

Commissioner Anderson stated that she will not be available on May 3, 2016.
Commissioner Willis requested the City Attorney to provide training on Findings and to work with the Commission Executive Assistant regarding a training date.

B. Minutes of Meeting

Motion: To Approve the minutes for December 15, 2015

Moved: Stern

Seconded: Anderson

Ayes: Bates, Orozco, and Willis

Vote: 3 - 0

3. **ZA-2014-1872-ZV-ZAA-1A**
CEQA: ENV-2014-1873-MND
Plan: West Adams-Baldwin Hills-
Leimert Park

Council District: 8 – Harris-Dawson
Expiration Date: February 14, 2016
Appeal Status: Further Appealable

PUBLIC HEARING –

PROJECT LOCATION: 6825 South Victoria Avenue

PROJECT DESCRIPTION:

An appeal of the Zoning Administrator's decision to deny a Zone Variance, pursuant to Charter Section 562, from Los Angeles Municipal Code(LAMC) Section 12.17.5-B, to authorize the construction, use and maintenance of three, two-story residential dwelling units as otherwise not permitted in the MR1-1VL Zone. Pursuant to LAMC Section 12.28, deny an Adjustment from LAMC Section 12.11C,2 to allow the buildings to maintain three-foot side yard setback in lieu of the minimum 3 feet 5 inches required; an adjustment from LAMC Section 12.21-C,2(b), to allow a passageway of 9 feet in width from the street to the entrance of the dwellings in lieu of the required 10 feet in width; an adjustment from LAMC Section 12.21-C,1(g), to permit 65% of the required front yard to be improved with paved access driveways in lieu of the 50% maximum, and; to not adopt Mitigated Negative Declaration No. ENV-2014-1873-MND as the environmental clearance for the request.

APPLICANT: Reginald J. Furbert
Representative: Bradley, E.B.E. Associates, Inc.

APPELLANT: Same

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain the action** of the Zoning Administrator **to deny**:
 - a. A Zone Variance from Los Angeles Municipal Code (LAMC) Section 12.17.5-B, to authorize the construction, use and maintenance of three, two-story residential dwelling units as otherwise not permitted in the MR1-1VL Zone.
 - b. An Adjustment from LAMC Section 12.11-C,2 to allow the buildings to maintain three-foot side yard setback in lieu of the minimum 3 feet 5 inches required.
 - c. An Adjustment from the LAMC Section 12.21-C,2(b), to allow a passageway of 9 feet in width from the street to the entrance of the dwellings in lieu of the required 10 feet in width.
 - d. An Adjustment from LAMC Section 12.21-C,1(g), to permit 65% of the required front yard to be improved with paved access driveways in lieu of the 50% maximum.
4. **Do not adopt** Mitigated Negative Declaration No. **ENV-2014-1873-MND** as the environmental clearance for the request.

Staff: Maya Zaitzevsky (213) 978-1416

Discussion:

Zoning Administrator (ZA), Maya Zaitzevsky, reported on the results of the zone hearing and investigative studies. Following ZA's report, the commission asked clarifying questions. The applicant was given 5 minutes to speak. Kristen Gordon, a Council Representative of council district eight, spoke in favor of the ZA's decision.

There was on only one public speaker. The commission closed the public comment period, reviewed and discussed the facts, and a motion was made:

Motion:

1. **Adopt** the Findings of the Zoning Administrator
2. **Deny** the appeal;
3. **Sustain the action** of the Zoning Administrator to **deny**:
 - a. A Zone Variance from Los Angeles Municipal Code (LAMC) Section 12.17.5-B, to authorize the construction, use and maintenance of three, two-story residential dwelling units as otherwise not permitted in the MR1-1VL Zone.
 - b. An Adjustment from LAMC Section 12.11-C,2 to allow the buildings to maintain three-foot side yard setback in lieu of the minimum 3 feet 5 inches required.
 - c. An Adjustment from the LAMC Section 12.21-C,2(b), to allow a passageway of 9 feet in width from the street to the entrance of the dwellings in lieu of the required 10 feet in width.
 - d. An Adjustment from LAMC Section 12.21-C,1(g), to permit 65% of the required front yard to be improved with paved access driveways in lieu of the 50% maximum.
4. **Do not adopt** Mitigated Negative Declaration No. **ENV-2014-1873-MND** as the environmental clearance for the request.

Moved: Bates

Seconded: Stern

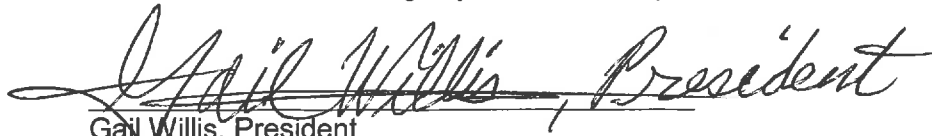
Ayes: Anderson, Orozco, Willis

Vote: 5 - 0

4. **PUBLIC COMMENT PERIOD**

There were no speakers for the public comment.

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 5:20p.m.



Gail Willis, President
South Los Angeles Area Planning Commission



Renee Glasco, Commission Executive Assistant I
South Los Angeles Area Planning Commission

Adopted: MARCH 1, 2016