

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, May 17, 2016 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CA 90044**

Gail Willis, President
Eric D. Bates, Vice President
Antoinette Anderson, Commissioner
Jaqueline Orozco, Commissioner
Stevie Stern, Commissioner

Randa Hanna, Commission Executive Assistant I
(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3, 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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 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.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org>.

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 this public hearing, 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 – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – May 3, 2016

3. **ZA-2000-1989-CUZ-PA1-1A**

CEQA: ENV-2015-2304-CE

Community Plan: West Adams
Baldwin Hills - Leimert

Council District No.: 10 – Wesson

Expiration Date: May 29, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 1625 Crenshaw Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-M, plans to modify an existing unmanned wireless telecommunication facility sited on the rooftop of an existing apartment building by co-locating a new rooftop facility, and pursuant to LAMC Section 12.24-F, a rear yard setback of 10 feet 7 inches, in lieu of the 15 feet otherwise required, in conjunction with the installation of related equipment for a wireless telecommunication facility, on property Zoned R3-1-O. Find that the project is Categorical Exempt. A Categorical Exemption, ENV-2015-2304-CE, was filed.

APPLICANT: VERIZON WIRELESS

Representative: Justin Robinson, MMI Titan, Inc.

APPELLANT: Sharon McKinney

Representative: Cheryl Turner, Esq., Turner & Associates

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator's decisions to approve:
 - a. plans to modify an existing unmanned wireless telecommunication facility sited on the rooftop of an existing apartment building by co-locating a new rooftop facility.
 - b. a rear yard setback of 10 feet 7 inches, in lieu of the 15 feet otherwise required, in conjunction with the installation of related equipment for a wireless telecommunication facility, on property Zoned R3-1-O.
4. Find that the project is Categorical Exempt (ENV-2015-2304-CE) from the environmental review, pursuant to Article III, Section 1 and Class 3, Category 4, of the City of Los Angeles CEQA Guidelines.

Zoning Administrator: Jonathan Hershey (213) 978-1337

4. **ZA-2015-3955-CUB-CU-1A**
CEQA: ENV-2015-3956-ND
Community Plan: West Adams -
Baldwin Hills - Leimert

Council District No.: 10 - Wesson
Expiration Date: June 15, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 1833-B South La Cienega Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, a Conditional Use Permit to permit the sale and dispensing of a full line of alcohol beverages for off-site consumption in conjunction with a grocery store (Smart & Final); pursuant to LAMC 12.24-W,27, a Conditional Use to permit deviations from the Commercial Corner Development provisions to allow hours of operation for a grocery store and deliveries to the grocery store prior to 7 a.m., in lieu of the maximum of 7:00 a.m. to 11:00 p.m. daily otherwise permitted in the C1-1 and C2-1 Zones; and to approve the action of the Lead Agency in adopting the Negative Declaration, ENV-2015-3956-ND, as the environmental clearance for this project.

APPLICANT: Smart & Final Stores, LLC

Representative: Bruce Miller, Bruce A. Miller & Associates Inc.

APPELLANT: Michael Bitton (Appeal in Part – 6C)

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator's decisions to approve:
 - a. a Conditional Use Permit to permit the sale and dispensing of a full line of alcohol beverages for off-site consumption in conjunction with a grocery store (Smart & Final).
 - b. a Conditional Use to permit deviations from the Commercial Corner Development provisions to allow hours of operation for a grocery store and deliveries to the grocery store prior to 7 a.m. in lieu of the maximum of 7:00 a.m. to 11:00 p.m. daily otherwise permitted in the C1-1 and C2-1 Zones.
4. To approve the action of the Lead Agency in adopting the Negative Declaration, ENV-2015-3956-ND, as the environmental clearance for this project.

Zoning Administrator: Fernando Tovar (213) 978-1303

5. **ZA-2015-3752-PAD-1A**
CEQA: ENV-2015-3753-CE
Community Plan: South Los Angeles

Council District No.: 9 - Price
Expiration Date: May 31, 2016
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 5810 South Normandie Avenue

Requested Action:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-L, a determination of deemed-to-be-approved conditional use status for an existing unmanned wireless telecommunications facility consisting of a 60-foot tall monopole, and pursuant to LAMC Section 12.24-M, plans authorizing the replacement of an existing wireless telecommunications facility monopole with a new monopole. Find that the project is Categorical Exempt. A Categorical Exemption, ENV-2015-3753-CE, was filed.

APPLICANT: Deborah Howard, Sprint PCS

Representative: Colleen Khouri, Eukon Group

APPELLANT: Troy Martinez, Property Owner

Recommended Action:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the Appeal.
3. Sustain the action of the Zoning Administrator's decisions to approve:
 - a. a determination of deemed-to-be-approved conditional use status for an existing unmanned wireless telecommunications facility consisting of a 60-foot tall monopole.
 - b. plans authorizing the replacement of an existing wireless telecommunications facility monopole with a new monopole.
4. Find that the project is Categorically Exempt (ENV-2015-3753-CE) from the environmental review, pursuant to Article VII, Section 1 and Class 3, Category 4 of the City of Los Angeles CEQA Guidelines, and State EIR Guidelines, Section 5300 of the State CEQA Guidelines.

Associate Zoning Administrator: Lourdes Green (213) 978-1313

6. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the South Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, June 7, 2016** at

Constituent Service Center
8475 South Vermont Avenue
Los Angeles, California 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at <mailto:APCSouthla@lacity.org>.