

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission
Tuesday, May 17, 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 Vice Eric D. Bates at 4:40 P.M. The Commission President Gail Willis arrived and chaired the meeting after the Departmental Report.

Commissioners Present: Commissioners Bates, Orozco, Stern and Willis.
Commissioner Anderson arrived at the start of item No. 3.

1. DEPARTMENTAL REPORT

Senior City Planner, Lucy Ibarra, indicated that there are couple of updates. On May 12, 2016, the City Planning Commission considered a code amendment to repeal subsections of the Municipal Code to comply with state law on Second Dwelling Units and grandfathering Second Dwelling Units permitted since June 23, 2003. Also, at its meeting of April 14, 2016, the City Planning Commission approved an amendment to Land Use Designation and Corresponding Zones with the Jordan Downs Specific Plan. Part of the celebratory opening of the Expo Line, there will be free rides from the 7th Street to downtown Santa Monica beginning this Friday till the end of service on Saturday.

2. COMMISSION BUSINESS

A. Advance Calendar – No change

B. Commission Request: - No requests at this time

C. Minutes of Meeting

Motion:

To approve the minutes for May 3, 2016 as presented.

Moved: Commissioner Stern

Seconded: Commissioner Orozco

Ayes: Commissioner Willis

Vote: 3 - 0

(Commissioners Anderson and Bates were absent on 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

Discussion:

Senior City Planner, Jonathan Hershey, presented the case. The appellant spoke, followed by the appellant's representative. The applicant's representative spoke. The Commission asked clarifying questions. There were numerous speakers against the project. The representative from the Council Office spoke in support of the community. Rebuttal time was offered, however, both the applicant and the appellant did not have anything else to add. The Commission closed the public speaking and started deliberation.

MOTION:

To grant the appeal. Overturn Findings (1) one and (2) two of the Zoning Administrator. Overturn the action of the Zoning Administrator's decisions. Did not find that the project is Categorically Exempt from the environmental review.

Moved: Commissioner Bates

Seconded: Commissioner Willis

Ayes: Commissioners Anderson, Orozco, and Stern

Vote: 5 - 0

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. 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. 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

Discussion:

The Associate Zoning Administrator, Fernando Tovar, presented the case and stated that the Zoning Administrator's original determination Condition No. 6 F was incomplete and needed to be corrected to read as follows: "Signs shall be posted in the loading dock prohibiting deliveries by 18 wheel trucks prior to 7 a.m. and prohibiting use of any buzzer or doorbell prior to 7 a.m. or after 9 p.m.". He also recommended to delete the last paragraph on page 11 under the State Department of Alcoholic Beverage Control recommended Conditions which reads: "The sale of alcoholic beverages for consumption off the premises is prohibited" since it contradicts the authorization approved.

The appellant spoke. The applicant and the applicant's representative spoke. There were several speakers against the project. The Smart & Final Real Estate representative spoke and answered questions regarding the delivery hours. The Commission took five minutes recess time then resumed the meeting. Rebuttal time was given. The Commission closed the public comment and made a motion.

MOTION:

Adopt the Findings of the Zoning Administrator with edits to Condition No. 6 F. Deny the Appeal. Sustain the action of the Zoning Administrator's decisions to approve 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). To approve 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. To approve the action of the Lead Agency in adopting the Negative Declaration, ENV-2015-3956-ND, as the environmental clearance for this project.

Moved: Commissioner Orozco
Seconded: Commissioner Anderson
Ayes: Commissioners Bates and Stern
Nays: Commissioner Willis

Vote: 4 - 1

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

Discussion:

The Associate Zoning Administrator, Lourdes Green, presented the case. The appellant spoke. The applicant's representative spoke. There was one speaker against the appeal. Rebuttal time was given. The Commission closed public comment and made a motion.

MOTION:

Deny the appeal. Adopt the Findings with modification to Condition 7 A. (the pole shall be aesthetically pleasing in the form of a tree or of a design that is less industrial looking). Sustain the action of the Zoning Administrator's decisions to approve a determination of deemed-to-be-approved conditional use status for an existing unmanned wireless telecommunications facility consisting of a 60-foot tall monopole. To approve plans authorizing the replacement of an existing wireless telecommunications facility monopole with a new monopole. 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.

Moved: Commissioner Orozco

Seconded: Commissioner Bates

Ayes: Commissioners Anderson, Stern, and Willis

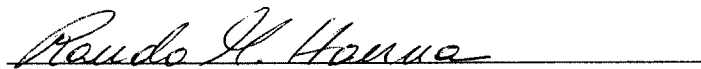
Vote: 5 - 0

6. **PUBLIC COMMENT PERIOD**

There were no speakers.

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 7: 51 P.M.


Commissioner Gail Willis, President
South Los Angeles Area Planning Commission


Randa M. Hanna, Commission Executive Assistant
South Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 07 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**