

OFFICIAL
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, November 7, 2017
Mark Ridley-Thomas Constituent Service Center
8475 South Vermont Avenue
Los Angeles, California 90044

MINUTES OF THE SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 4:40 p.m. with Commissioners Bates, Orozco, and Stern present. Commissioners Anderson and Willis were not present.

Also present were, Conni Pallini-Tipton, Senior City Planner representing the Director of Planning; Ernesto Velasquez, Deputy City Attorney; Renee Glasco, Commission Executive Assistant, Rafael Vega, Administrative Assistant and Rocky Wiles, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT

Conni Pallini-Tipton gave an update to the Commission on the following items of interest:

- The ReCode LA deadline to submit comments for the Processes and Procedures portion of the Code is ending.
- The South LA and Southeast LA Community Plan Updates will be heard by the Planning and Land Use Management Committee on November 21, 2107.

ITEM NO. 2

COMMISSION BUSINESS

A. Advance Calendar:

There were no changes to the advanced calendar by the Commission.

B. Commission Requests:

There were no requests made by the Commission.

C. Approval of the Minutes:

Commissioner Stern moved to approve the minutes for the meeting of October 17, 2017.

Commissioner Orozco second the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representative.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One member of the public addressed the Commission.

ITEM NO. 5

RECONSIDERATION

There were no items to be reconsidered under Items 5a and 5b.

ITEM NO. 6

[AA-2014-3308-PMLA-1A](#)

CEQA: ENV-2014-3310-MND

Plan Area: South Los Angeles

Related Case: ZA-2014-3309-CU-SPP-CCMP-1A

Council District: 9 - Price
Last Day to Act: 11-07-17

PUBLIC HEARING HELD

PROJECT SITE: 1227 West 27th Street

IN ATTENDANCE:

Ira Brown, City Planning Associate; Griselda Gonzalez, City Planner; Craig Fajnor, and James Childs, appellants; Aaron Belliston and Ellia Thompson, applicant's representatives; Henry Fan, applicant

The Commission President recessed the meeting at 5:44 p.m. The meeting was reconvened at 6:31 p.m. with Commissioners Bates, Orozco, and Stern present

MOTION:

Commissioner Orozco put forth the actions below in conjunction with the approval of the following project:

A Preliminary Parcel Map for a Small Lot subdivision for a maximum of four (4) lots with one dwelling on each lot.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-3310-MND (Mitigated Negative Declaration) and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; **Find** the mitigated measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Grant** the appeal in part and **sustain** in part, the Deputy Advisory Agencies' determination to approve a Preliminary Parcel Map;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the findings as amended by the Commission.

Commissioner Stern seconded the motion, and vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

ITEM NO.7

ZA-2014-3309-CU-SPP-CCMP-1A

CEQA: ENV-2014-3310-MND

Plan Area: South Los Angeles

Related Case: AA-2014-3308-PMLA-1A

Council District: 9 - Price

Last Day to Act: 11-13-17

PUBLIC HEARING HELD

PROJECT SITE: 1227 West 27th Street

IN ATTENDANCE:

David Weintraub, Associate Zoning Administrator; Kimberly Henry, City Planner Associate; James Childs, appellant; Aaron Belliston and Ellia Thompson, applicant's representatives; Henry Fan, applicant

MOTION:

Commissioner Stern put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing duplex and construction of (4) four single-family dwellings in the RD 1.5 Zone within the North University Park Specific Plan Area.

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2014-3310-MND, adopted on November 7, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Deny** the appeal and sustain the Zoning Administrator Determination to approve the following:
 - a. A conditional use to permit dwelling units having five (5) or more habitable rooms within the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District, in conjunction with the construction of four new Small Lot single-family dwellings in the RD1.5-1 Zone;
 - b. A Project Permit Compliance Review with the North University Park Specific Plan in conjunction with the construction, use and maintenance for four (4) dwelling units each with more than five (5) habitable rooms with a total floor area of 10, 310.6 square-feet;
 - c. A Certificate of Compatibility to allow the demolition of a non-contributing duplex and the construction of four (4) new single-family dwellings;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the amended findings.

Commissioner Bates seconded the motion, and vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 6:42 p.m.



Eric D. Bates, President
South Los Angeles Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

DEC 05 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**