

OFFICIAL
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, March 19, 2019
FAME Conference and Expo Center
1968 West Adams Boulevard
Los Angeles, CA 90018

MINUTES OF THE SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. **TO LISTEN TO THE AUDIO FILE:** UNDER General Info, **SELECT COMMISSIONS & HEARINGS, SOUTH LOS ANGELES, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE "AUDIO"** BUTTON.

The meeting was called to order at 4:39 p.m. with Commissioners, Bates, Anderson, Orozco and Stern present. Commissioner Willis were absent.

Also present were Michelle Singh, Senior City Planner representing the Director of Planning; Oscar Medellin, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant; Rafael Vega, Senior Administrative Clerk and Bianca Gonzalez, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

Michelle Singh, Senior Planner had no report.

- Advanced Calendar:
Commissioner Anderson announced she will be absent from the April 2, 2019 Commission meeting.
- Commission Requests:
There were no requests made by the Commission.
- Approval of the Minutes of February 4, 2019 were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

Barry Levine representing the South Robertson Neighborhood Council addressed the Commission, in support of the Project.

ITEM NO. 3

PUBLIC COMMENT

No one from the public requested to address the Commission

ITEM NO. 4

RECONSIDERATION

There were no items to be reconsidered .

President Bates recessed the meeting at 5:54 p.m. The meeting reconvened at 6:11 p.m. with Commissioners Anderson, Bates, Orozco and Stern present.

ITEM NO. 5

APCS-2017-3071-CPIOE-ZV-CPIOA-WDI

CEQA: ENV-2008-478-EIR; SCH No. 2008021013
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson, Jr.
Last Day to Act: 03-19-19
Continued From: 02-19-19

PUBLIC HEARING – Completed November 13, 2018

PROJECT SITE: 3235-3241 South Hutchison Avenue

IN ATTENDANCE:

Alan Como, City Planner and Michelle Singh, Senior City Planner, representing the Department; Walter N. Marks, applicant; Craig Lawson, Craig Lawson and Company, LLC, applicant's representative; Elizabeth Carlin, Field Deputy representing the Office of Councilmember Herb Wesson Jr.

MOTION

Commissioner Bates put forth the actions below in conjunction with the approval of the following project.

The construction of an approximately 7,740 square foot office addition with a 3,142 squarefoot covered external walkway on the top of an existing 45-foot tall automated parking structure, for a new height of 60-feet 6-inches on an approximately 48,845 square-foot lot in the C2-2D-CPIO Zone.

1. Found, based on the independent judgment of the Commission, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, SCH No. 2008021013 certified on June 29, 2016; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated May 2, 2018, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 13.14 G.4, a Community Plan Implementation Overlay Exception to allow new construction on a commercially designated lot in excess of 30 feet in height within 50 feet of the property line;
3. Approve, pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.23 to allow new construction on the roof of a building, a portion of which is nonconforming as to height;
4. Approve, pursuant to LAMC Section 13.14 G.3, a Community Plan Implementation Overlay Adjustment to allow a maximum building height of 60 feet 6 inches in lieu of 55 feet;
5. Approve, pursuant to LAMC Section 13.14 G.3, a Community Plan Implementation Overlay Adjustment to allow a Floor Area Ratio (FAR) of 0.46:1 in lieu of the minimum required FAR of 0.5:1;
6. Approve, pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvement for a 3-foot dedication requirement to complete a 30-foot half right-of-way, in accordance with Local Street

Standards pursuant to the Mobility Plan 2035, along the project frontage on the west side of Hutchison Avenue;

7. Adopt the Conditions of Approval as modified by the Commission; and
8. Adopt the Findings as amended by the Commission

The motion was seconded by Commissioner Orozco and the vote proceeded as follows:

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

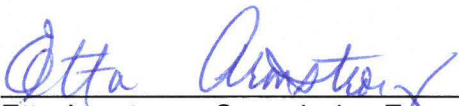
Vote: 3 – 1

MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 6:29 p.m.



Eric Bates, President
South Los Angeles Area Planning Commission



Etta Armstrong, Commission Executive Assistant
South Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAY 07 2019

CITY PLANNING DEPARTMENT
COMMISSION OFFICE