

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 18, 2020, AFTER 4:30 P.M.
FAME CONFERENCE AND EXPO CENTER
1968 WEST ADAMS BOULEVARD, MEETING ROOM A
LOS ANGELES, CA 90018**

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

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I
apcsouthla@lacity.org
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **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.**

Written submissions are governed by Rule 4.3 of the South Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **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.**

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 **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1128 or by email at apcsouthla@lacity.org

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, 90012 and are online at <http://planning.lacity.org>.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About", Commissions, Boards & Hearing", "South Los Angeles Area Planning Commission." Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, California, 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – September 17, 2019, October 15, 2019 and November 19, 2019

2. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **[DIR-2019-2727-CCMP-1A](#)**

CEQA: ENV-2019-2728-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 03-02-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1421-1439 West Adams Boulevard

PROPOSED PROJECT:

A Certificate of Compatibility, for the demolition of three existing Non-Contributing commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45 unit mixed-use apartment complex with approximately 3,640 square feet of commercial retail space; two levels of subterranean parking for 70 cars (11 for commercial and 59 for residential); parking for 38 bicycles; and new landscape and hardscape over three adjacent Non-Contributing lots.

APPEAL:

Appeal of the December 2, 2019, Director of Planning determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with conditions, pursuant to Section 12.20.3 L of the Los Angeles Municipal Code and the Adams-Normandie Historic Preservation Overlay Zone (HPOZ) Ordinance 173402, for a Certificate of Compatibility, for the demolition of three existing Non-Contributing commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45 unit mixed-use apartment complex with approximately 3,640 square feet of commercial retail space; two levels of subterranean parking for 70 cars (11 for commercial and 59 for residential); parking for 38 bicycles; and new landscape and hardscape over three adjacent Non-Contributing lots.

Applicant: 1421 URSA Adams Boulevard
Representative: Henry Fan

Appellant: James R. Childs, North University Park Community Association (NUPCA)

Staff: Micaela Torres-Gil, Planning Assistant
micaela.torres-gil@lacity.org
(213) 847-3691

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Tuesday, March 3, 2020** at:

**LOS ANGELES DEPARTMENT OF WATER AND POWER
CRENSHAW CUSTOMER SERVICE CENTER
4030 CRENSHAW BOULEVARD
LOS ANGELES, CA 90008**

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

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) 978-1128 or by e-mail at apcsouthla@lacity.org.