

OFFICIAL
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, October 15, 2019
FAME Conference and Expo Center
1968 West Adams Boulevard, Meeting Room A
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: “**ABOUT**”, “**COMMISSIONS, BOARDS, & HEARINGS**”, AND FILTER BY “**BLANK**”. CLICK ON THE ICON UNDER THE “**AUDIO**” COLUMN.

The meeting was called to order at 4:33 p.m. with Commission President Eric Bates, Vice President Gail Willis and Commissioner Stern in attendance. Commissioners Antoinette Anderson and Jacqueline Orozco were absent.

Also present were Reuben Caldwell, Senior City Planner representing the Director of Planning; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Denise Otero, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:** Reuben Caldwell, Senior City Planner, informed the Commission that California Governor Newsom has signed eighteen bills to boost housing production throughout the state of California. The most notable bill is the SB330, the Housing Crisis Act of 2019. This bill will become law on January 1, 2020. The law will remain in place for five years and is expected to affect the way the Department processes cases and adopts new zoning. Currently the Department is analyzing this bill and preparing a formal report for City Council. Once this process is complete, we hope to share with the Commission at upcoming meetings or perhaps a training and overview of the changes and their impact to the various functions of the Department.
- **Advance Calendar:** There were no changes made to the Advanced Calendar.
- **Commission Request:** There were no requests made by the Commission.
- **Approval of the Minutes:** Approval of the September 17, 2019.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representative.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No one from the public addressed the Commission.

ITEM NO. 4

RECONSIDERATION

There were no request for reconsideration.

President Bates took Item No. 7 out of order.

ITEM NO. 7

ZA-2018-2157-CU-1A

CEQA: ENV-2018-2158-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 10-15-19

Continued From: 05-21-19

07-02-19

PUBLIC HEARING HELD

PROJECT SITE: 5803-5815 South Normandie Avenue; 1410-1422 West 58th Street

ATTENDANCE:

David Weintraub, Associate Zoning Administrator; Moon Hee Lee, Applicant; Elizabeth Peterson, Elizabeth Peterson Group, Incorporate, Applicant representative.

MOTION:

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

The demolition of existing structures and the construction of a new 3,985 square foot, fully automated drive-through carwash and 22 vacuum station stalls on a 22,166 square foot lot at the southwest corner of Normandie Avenue and West 58th Street in the [Q]CM-1 Zone.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to Guidelines, Section 15300.2 applies;
2. **Grant** the appeal and **overturn** the Zoning Administrator's determination to deny pursuant to Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a deviation from the Commercial Corner Development Regulations for a reduction in the landscape requirement to 0-feet in lieu of the 5-feet along West 58th Street as required by LAMC;
3. **Adopt** the modified Conditions of Approval; and
4. **Adopt** the amended Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 5

ZA-2017-4169-ZV-ZAA-ZAI-SPR-1A

CEQA: ENV-2017-4170-MND

Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson, Jr.

Last Day to Act: 10-15-19

Continued From: 09-17-19

PUBLIC HEARING HELD

PROJECT SITE: 5950 West Jefferson Boulevard

IN ATTENDANCE:

Charlie Rausch, Associate Zoning Administrator; Dean Nucich, 5950 Jefferson LLC, Applicant/Appellant; Ryan Leaderman, Holland & Knight, LLP and Alex Irvine, Applicant representative.

MOTION:

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

The proposed project involves the demolition of a 20,059 square foot office and industrial building and the construction, use, and maintenance of a four-story, 69,483 square foot commercial building with office, retail, and restaurant uses. The proposed project includes approximately 59,509 square feet of office uses, 4,393 square feet of ground floor building services, 5,581 square feet of retail and restaurant space, 10,955 square feet of outdoor/terrace area and a total of approximately 176 parking spaces provided in one level of subterranean parking, ground floor parking, and four levels of stacked parking above grade.

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-2017-4170-MND, as circulated on December 20, 2018 ("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 judgment and analysis of the City; **Find**, the mitigation 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. **Granted** the appeal in part and **overturned** the portion of the portion of the Zoning Administrator's determination which:
 - a. **Disapproved**, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator Adjustment to allow an increase of less than 20 percent in Floor Area Ratio from the permitted 1.5:1 to 1.75:1; and
 - b. **Disapproved**, pursuant to Section 12.27 of the LAMC, a Zone Variance to permit a four story commercial building in lieu of the otherwise permitted three stories within height district 1VL;
3. **Adopted** the attached modified Conditions of Approval; and
4. **Adopted** the attached amended Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

ZA-2014-397-PAD-PA1-1A

CEQA: ENV-2018-5221-CE

Plan Area: South Los Angeles

Council District: 1 – Cedillo

Last Day to Act: 10-15-19

Continued From: 08-06-19

PUBLIC HEARING HELD

PROJECT SITE: 1605 South Catalina Street; 1840 West Venice Boulevard

IN ATTENDANCE:

Charlie Rausch, Associate Zoning Administrator; Nicole Kuklok-Waldman, Collaborate, Incorporated and Sherrie Bondsale, Applicant/Appellant representative.

MOTION:

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

A Plan Approval to allow the continued use and maintenance of a 9,607 square foot crematory and chapel with interior columbarium and 1,917 square foot exterior columbarium.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Zoning Administrator's determination to dismiss pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC) a Plan Approval of a Deemed to be Approved Conditional Use to permit the operation of a crematory and chapel within a 9,607 square foot building;
3. **Determine**, pursuant to LAMC Section 12.24 M that compliance has been partially attained with the conditions of the prior action imposed by South Los Angeles Area Planning Commission in approving in part an appeal of the Zoning Administrator's approval to allow the continued use and maintenance of an existing columbarium within an existing 9,607 square foot building and an exterior 1,917 square foot exterior columbarium;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

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

Moved: Willis

Second: Stern

Ayes: Bates

Absent: Anderson, Orozco

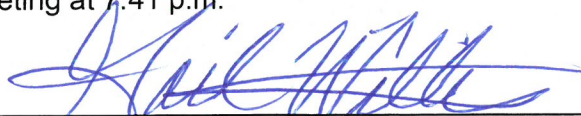
MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, President Bates adjourned the meeting at 7:41 p.m.

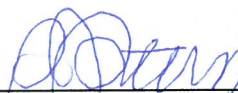
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CITY OF LOS ANGELES

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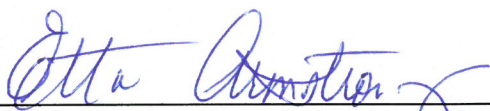
**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**



Gail Willis, Vice President
South Los Angeles Area Planning Commission



Stevie Stern, Commissioner
South Los Angeles Area Planning Commission



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