

OFFICIAL
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, February 18, 2020
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: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, FILTER BY “**SOUTH LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The meeting was called to order at 4:31 p.m. with Commission Vice President Gail Willis, and Commissioners Antoinette Anderson, Jacqueline Orozco and Stevie Stern in attendance. Commissioner Eric Bates was 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 Diego Vazquez, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:** Reuben Caldwell had no report.
- **Advance Calendar:** Commissioner Anderson will be absent on March 3, 2020 from the South Los Angeles Area Planning Commission meeting.
- **Commission Request:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Orozco moved to approve the minutes of October 15, 2019 and November 19, 2019. Commissioner Anderson seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

The September 17, 2019 minutes were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representative.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATION

There were no request for reconsideration.

ITEM NO. 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 HELD

PROJECT SITE: 1421-1439 West Adams Boulevard

ATTENDANCE:

Milessa Alofaituli, City Planner; Micaela Torres-Gil, Planning Assistant; Henry Fan, Applicant; James R. Childs, North University Park Community Association, Appellant.

MOTION:

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

1. **Determine** 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. **Deny** the appeal and **sustain** the Planning Director's determination to approve 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, 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;
3. **Adopt** the Conditions of Approval and Findings by the Planning Director.

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

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

Vote: 4 – 0

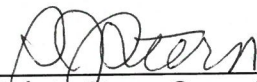
MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, Vice President Willis adjourned the meeting at 6:01 p.m.

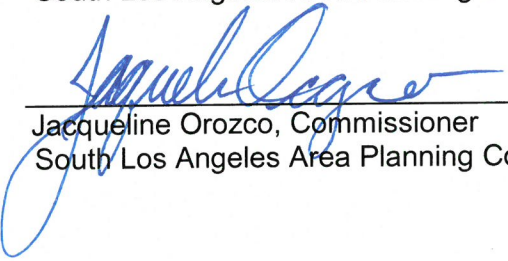
ADOPTED
CITY OF LOS ANGELES

MAR 03 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**



Stevie Stern, Commissioner
South Los Angeles Area Planning Commission



Jacqueline Orozco, Commissioner
South Los Angeles Area Planning Commission



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