

OFFICIAL
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, October 5, 2021
(Via Teleconference)

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.

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the South Los Angeles Area Planning Commission's October 5, 2021 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order at 4:30 p.m. by Commission President Bates with Commissioners Orozco, Stern and Willis present. Commissioner Anderson was absent.

Also present were Michelle Singh, Senior City Planner representing the Department, Kimberly Huangfu, Deputy City Attorney, Etta Armstrong, Commission Executive Assistant I and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Pursuant to Government Code Section 54953(e)(1)(B)-(C), determination that due to COVID-19 State of Emergency, meeting in person would present imminent risks to the health or safety of attendees, and possible Commission action.

MOTION:

Commissioner Bates moved to adopt the resolution to continue holding the South LA Area Planning Commission meetings via teleconference and/or videoconference, under Government Code Section 54953(e)(1)(B)-(C). Commissioner Stern seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Director's Report:** Michelle Singh, Senior City Planner,
 - The Housing Element for the City will be going before the Planning Commission on Thursday October 14th. Anyone can access the agenda and reports for that item from our website at www.planning@lacity.org
- **Advance Calendar:** Commissioner Orozco will be absent from the October 19, 2021 Commission meeting.
- **Commission Requests:** There were no requests from the Commission.
- **Approval of the Minutes:** Commissioner Bates moved to approve the minutes of June 1, 2021 and June 15, 2021. The motion was seconded by Commissioner Willis and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

No speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 6

PUBLIC HEARING HELD

PROJECT SITE: 1747 South Marvin Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Kyle Winston, Planning Assistant representing the Department; Aaron Belliston, BMR Enterprises representing the Applicant; Paul Ciancetta on behalf of Marvin Avenue Neighbors, Appellant.

MOTION:

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

Subdivision of one lot, totaling 5,758 square feet into three parcels for the construction, use and maintenance of three small lot single family homes.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15315 (Minor Land Divisions) and Section 15332 (Infill Development) and there is no substantial evidence demonstrating that any exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Deputy Advisory Agency's determination dated July 27, 2021;
3. **Approve**, pursuant to Sections 17.03 and 12.22 C.27 of the Los Angeles Municipal Code (LAMC), a Parcel Map No. AA-2021-1147-PMLA-SL-HCA located at 1747 South Marvin Avenue to subdivide one lot, totaling 5,758 square feet into three parcels for the construction, use and maintenance of three small lot single family homes. All parcels will have two covered parking spaces per parcel and a deck on the fourth floor of each small lot home in the RD1.5-1 zone, pursuant to LAMC Section 17.51, as shown on map stamp-dated February 9, 2021 in the West Adams – Baldwin Hills – Leimert Community Plan. This unit density is based on the RD1.5-1 Zone;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

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

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

Vote: 4 – 0

ADOPTED
CITY OF LOS ANGELES

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**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business to come before the South Los Angeles Area Planning Commission, Commission President Bates adjourned the meeting at 5:56 p.m.

Eric Bates

Eric Bates, President
South Los Angeles Area Planning Commission

Etta Armstrong

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