

SOUTH LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, JULY 19, 2022
(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 July 19, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commissioner Orozco at 4:32 p.m. with Commissioners, Gonzalez and Stern present. Commissioner Pruitt joined the meeting at 4:35 p.m. Commission President Bates was absent.

Also in attendance were Michelle Singh, Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Section 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

Commissioner Pruitt’s audio connection was lost and was unable to vote on this item.

MOTION:

Commissioner Stern moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Orozco seconded the motion and the vote proceeded as follows:

Moved: Stern
Second: Orozco
Ayes: Gonzalez
Absent: Bates, Pruitt

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Michelle Singh, Senior City Planner, had no report.
- Deputy City Attorney, Ernesto Velazquez, had no report.

Commissioner Pruitt rejoined the meeting.

- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Stern moved to approve the minutes of June 21, 2022. The motion was seconded by Commissioner Orozco and the vote proceeded as follows:

Moved: Stern
Second: Orozco
Ayes: Pruitt
Abstain: Gonzalez
Absent: Bates

Vote: 3 – 0

MOTION PASSED

- Commissioner Stern moved to table the election of officers for President and Vice President until the next Commission meeting on August 16, 2022. Commissioner Orozco seconded the motion and the vote proceeded as follows:

Moved: Stern
Second: Orozco
Ayes: Pruitt, Gonzalez
Absent: Bates

Vote: 4 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

VTT-83081-SL-HCA-1A

CEQA: ENV-2020-3308-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

PUBLIC HEARING HELD

PROJECT SITE: 1840 – 1848 West Adams Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Rafael Fontes, City Planning Associate, representing the Department; Daniel Freedman, Jeffer Mangels Butler and Mitchell representing the Applicant; Tanisha B. Thomas, West Adams Neighborhood Association, Appellant; Albizael Del Valle, Deputy District Director representing the Office of Councilmember Harris-Dawson.

Commissioner Gonzalez left the meeting at 6:09 p.m.

MOTION:

Commissioner Orozco put forth the actions below in conjunction with the following modifications for the Project:

A Tentative Tract Map, No. 83081-SL-HCA, to subdivide an existing pair of 7,062-square-foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes pursuant to Small Lot Subdivision Ordinance No. 176,354. All units will be four stories in height with a maximum height of 44 feet with two covered parking spaces per lot. The site is currently developed with one commercial storefront building, proposed to be demolished.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions);
2. Deny the appeal and sustain the Deputy Advisory Agency's determination dated April 5, 2022;
3. Approve, pursuant to Section 17.03 of the Los Angeles Municipal Code, a Tentative Tract No. 83081-SL-HCA composed of two-lots, located at 1840-1848 West Adams Boulevard for a maximum 10 small lot single family dwellings as shown on map stamp-dated March 18, 2020 in the South Los Angeles Community Plan;
4. Adopt the Conditions of Approval; and
5. Adopt the Amended Findings

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

Moved: Orozco

Second: Pruitt

Ayes: Stern

Absent: Bates, Gonzalez

Vote: 3 – 0

MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, Commissioner Orozco adjourned the meeting at 7:30 p.m.

Jaqueline Orozco

Jaqueline Orozco, Commissioner
South Los Angeles Area Planning Commission

Stevie Stern

Stevie Stern, Commissioner
South Los Angeles Area Planning Commission

Etta Armstrong

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

ADOPTED
CITY OF LOS ANGELES

SEP 06 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**