

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 3:00 p.m. Thursday of the week prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 3:00 p.m. Thursday of the week prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

South Los Angeles Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Via: Email (etta.armstrong@lacity.org & apcsouthla@lacity.org)

Re: CASE NO. ZA 2018-472-ZV-1A (4606-4622 CRENSHAW BOULEVARD)

Dear Area Planning Commission Members,

At the request of Council District 8, the Appellant in the above referenced matter has entered into discussions with the Park Mesa Heights Community Council, in an effort to address any concerns the Community may have in regards to Zone Variance request that is the subject of an appeal to be heard on February 19, 2019. An initial meeting with the Appellant's representative is scheduled before our regular monthly meeting on February 9.

As the Council only meets once a month, additional time will be required in order for the discussions with the Council to take place, and the Council to take a position in regards to the subject of the appeal. In the issue of fairness, we respectfully request that the Area Planning Commission hearing be continued for a period of ninety days to facilitate those discussions. The Council is generally supportive of neighborhood businesses, and we would like additional time to fully understand the issues that are being raised in this circumstance, and provide the this business with the opportunity to address any concerns the community may have.

In the alternative, and should there be interested parties in attendance at the hearing, we would request that the Area Planning Commission keep the hearing open for additional testimony for the same ninety-day period mentioned above.

Thank you for your consideration in this matter,



Kahlid Al-Alim

President

Park Mesa Heights Community Council

cc: Kristen Gordon, Economic Development Deputy, Council District 8 (kristen.gordon@lacity.org)
Bruce Ehrlich, Ehrlich Group Law Office (behrlich@behrlichlaw.com)



United Neighborhoods NEIGHBORHOOD COUNCIL

UNNC

February 7, 2019

RESOLUTION

RESOLUTION TO SUPPORT APPEAL IN THE CASE NO. ZA-2017-796-CU-1A, 1919-1921 S. 4th Avenue (Arlington Heights)

Be it resolved that the United Neighborhoods of the Historic Arlington Heights, West Adams and Jefferson Park Communities Neighborhood Council (known as **UNNC**) is making a formal recommendation to the South Los Angeles Area Planning Commission and the Los Angeles City Council to **SUPPORT** the Appeal against allowing a parking lot in the residential zone at 1919-1921 South 4th Avenue in Arlington Heights and to **OPPOSE** the Associate Zoning Administrator's Determination that would allow this use.

Whereas, the South Los Angeles Area Planning Commission on February 1, 2011, definitively voted and issued a Final Determination in Case No. ZA-2009-3290-CU-1A that upheld a prior Appeal, overturned the Zoning Administrator's decision to approve the parking lot, and denied a Conditional Use Permit to construct and maintain a parking lot in the residential zone (e.g., the same Applicant's identical previous proposal to convert the residential parcel located at 1919-1921 S. 4th Avenue into a parking lot); and

Whereas, the South Los Angeles Area Planning Commission in that Determination made findings that stated: *"The South Los Angeles Area Planning Commission was concerned that the use of the proposed parking lot in connection with the adjoining 30,000 square-foot commercial/industrial building would result in an over-intensification of the subject site. Given the industrial nature of the existing tenants in the adjoining building, the Commission was concerned that the parking lot would be used as a staging area for loading and unloading and that the use of the site as a parking lot would create more problems than it would solve. The Commission was also concerned that the proposed parking lot would encroach into an existing historic neighborhood. Therefore, the proposed location would not be desirable to the public convenience and welfare"*; and

Whereas, the South Los Angeles Area Planning Commission made an additional finding that: *"Testimony at the appeal hearing indicated that the subject site has been in use not only as parking but as a staging area for loading and unloading activity in connection with the tenants of the adjoining commercial building which has caused traffic, congestion and nuisance activity in the alley and on 4th Avenue. In addition, the lot has been used as a truck storage and overnight parking of commercial vehicles. The landscaped setbacks proposed along the perimeter of the parking lot would not be adequate to buffer or mitigate the surrounding residential uses from the impacts associated with the operation of the proposed use. The proposed use of the site as a parking lot in connection with the adjoining 30,000 square-foot building, occupied by industrial tenants, would result in an over-intensification of the site and would result in detrimental impacts to the character of development in the immediate neighborhood"*; and

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Whereas, the South Los Angeles Area Planning Commission's Determination was FINAL and not appealable; and

Whereas, Applicant ignored the South Los Angeles Area Planning Commission's Determination and continued to openly and notoriously utilize the parcel as a parking lot, despite it being an unpermitted use in a residential zone and despite Los Angeles Building and Safety Department code enforcement orders to cease the use; and

Whereas, UNNC had also voted in 2010 to oppose the project, in the matter of Case No. ZA-2009-3290-CU-1A; and

Whereas, UNNC also voted in 2017 and again in 2018 in the matter of Case No. ZA-2017-796-CU to oppose the continued use of a residential parcel as a commercial parking lot; and

Whereas, the South Los Angeles Area Planning Commission's concern and warning that if the parking lot was allowed it would lead to an intensification of uses at the adjacent commercial building has come true, since Applicant has in recent years rented a portion of the building to a banquet hall operator who has multiple late night events and not only parks patrons in the lot but also on the sidewalks and double parked in the street; and

Whereas, at the public hearing held on October 18, 2018, neighbors on 4th Avenue testified that they were negatively impacted by the unpermitted parking lot, that lights shone into yards, that the parking lot was in active use late into the night with noisy and sometimes inebriated patrons (who often play music), that vehicles were parked overnight, and that the commercial tenants of the building(s) located at 3400 – 3412 and 3414 West Washington Boulevard (owned by Applicant) continued to also use the parking for loading and unloading their wares, among other issues; and

Whereas, at the public hearing held on October 18, 2018, UNNC and other stakeholders also testified that residential lots should be used for residential purposes to help alleviate the City's housing shortage, and that Applicant had previously demolished a multi-family building on this lot with no evidence of proper tenant relocation and possibly with a demolition permit issued retroactively; and

Whereas, at the public hearing held on October 18, 2018, UNNC and other stakeholders also expressed concerns that the conversion of a residential parcel into a commercial use would conflict with the policy to conserve this character neighborhood, which is now included in the Arlington Heights Character Residential Overlay CPIO zone, and any approval of this project would serve as precedent for other such conversions of residential parcels into commercial uses; and

Whereas, the Associate Zoning Administrator ignored this testimony and stated in his Determination that *if the Applicant followed all the conditions, then the parking lot would "enhance" that character of the community* (despite years of evidence that the Applicant routinely ignores permit and conditions requirements); and

Whereas, the Associate Zoning Administrator erred and abused his discretion in issuing a Determination that overturns the South Los Angeles Area Planning Commission's 2011 Final and Not Appealable Determination; and

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Whereas, community stakeholders have a right to know that when decisions are final and not appealable, the Planning Department shall not endeavor to overturn said decisions;

NOW THEREFORE BE IT RESOLVED that UNNC hereby supports the Appeal to the South Los Angeles Area Planning Commission in Case No. ZA-2017-796-CU-1A, 1919-1921 S. 4th Avenue and opposes the use of the parcel as a commercial parking lot servicing the building(s) located at 3400-3412 and 3414 West Washington Blvd. or any other commercial parking use.

Passed this day of Thursday, February 7, 2019

United Neighborhoods Neighborhood Council

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Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

February 27, 2019

Etta Armstrong
Commission Executive Assistant
City Planning
City of Los Angeles
200 N. Spring St, Room 272
Los Angeles, CA 90012

RE: 5832-5820 South Figueroa Street – Notice of Public Hearing

Dear Ms. Armstrong:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed Project located at 5832-5820 South Figueroa Street in the City of Los Angeles(City). Metro is committed to working with local municipalities, developers, and other stakeholders across Los Angeles County on transit-supportive developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

The purpose of this letter is to outline recommendations from Metro concerning issues that are germane to our agency's statutory responsibility in relation to the Metro Bus facilities and services, which may be affected by the proposed Project. In addition to the specific comments outlined below, Metro would like to provide the Project Sponsor the Metro Adjacent Development Handbook (attached), which provides an overview of common concerns for development adjacent to Metro bus stops and right of way (ROW). This document and additional resources are available at www.metro.net/projects/devreview/.

Project Description

The proposed Project is adjacent to Metro Bus line 81 and includes construction of a canopy for nine new pumps at an existing gas station and the construction, use and maintenance of a new 2,900 square foot food mart.

Metro Comments

1. Service: Metro Bus Line 81 operates on Figueroa Street adjacent to the proposed Project. Other transit operators may provide service in this area and should be consulted.
2. Impact Analysis: With an anticipated increase in traffic during and after construction, Metro encourages any impact analysis to include potential effects on the Metro Bus line. Potential

impacts could include construction traffic, operation of and shipment/deliveries to the completed Project, and temporary or permanent bus service rerouting.

3. Driveways: Driveways accessing parking and loading at the Project site should be located away from transit stops, and be designed and configured to avoid potential conflicts with on-street transit services and pedestrian traffic to the greatest degree possible. Vehicular driveways should not be located in or directly adjacent to areas that are likely to be used as waiting areas for transit.
4. Bus Stop Access & Enhancements: Metro encourages the installation of bus shelters with benches, wayfinding signage, enhanced crosswalks and ramps compliant with the Americans with Disabilities Act (ADA), as well as pedestrian lighting and shade trees in paths of travel to access bus stops and other amenities that improve safety and comfort for transit riders. The City should consider requesting the installation of such amenities as part of the development of the site.
5. Bus Operations Contacts: Please contact Metro Bus Operations Control Special Events Coordinator at 213-922-4632 and Metro's Stops and Zones Department at 213-922-5190 with any questions and at least 30 days in advance of initiating construction activities. Other municipal buses may also be impacted and should be included in construction outreach efforts.

If you have any questions regarding this response, please contact Eddi Zepeda by phone at 213-418-3484, by email at DevReview@metro.net, or by mail at the following address:

Metro Development Review
One Gateway Plaza MS 99-22-3
Los Angeles, CA 90012-2952

Sincerely,



Georgia Sheridan, AICP
Senior Manager, Transit Oriented Communities

Attachment and link:

Adjacent Development Handbook: <https://www.metro.net/projects/devreview/>

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

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