

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.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

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.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

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



Gonzales Law Group, APC
800 Wilshire Blvd., Suite 860 | Los Angeles, CA 90071
Telephone: 213.279.6965 | Fax: 213.402.2638
www.gonzaleslawgroup.com

Michael Gonzales
E-mail: mgonzales@gonzaleslawgroup.com

August 2, 2019

VIA EMAIL AND HAND DELIVERY

South Los Angeles Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012
Attn: Etta Armstrong, Commission Executive Assistant

RE: Case No. ZA-2014-0397-PAD-PA1-1A; 1605 S. Catalina Street.

Dear Commissioners:

This office represents William Kim, a party of interest to City Planning Case No ZA-2014-0397-PAD-PA1-1A (the “Appeal”). This letter is in support of the Zoning Administrator’s decision to dismiss City Planning Case No. 2014-0397-PAD-PA1 (“Plan Approval Decision”). This support is based on the following criteria.

1) The Appellant Has Not Provided Documentation To Verify The Property’s Deemed To Be Approved Status.

The Zoning Administrator gathered a significant amount of evidence that the operation located at 1605 S. Catalina Street (the “Property”) ceased the crematory and chapel operations, the specific operations that require a conditional use permit pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24, from 2004 to 2008. Specifically, the Plan Approval Decision references “records of the State of California’s Cemetery and Funeral Bureau.”¹ These records are attached as **Exhibit A**.

The Appeal (attached as **Exhibit B**) alleges that the “crematorium ceased operations for upgrades while the use of the remainder of the site was operational.”² This statement is important for two reasons. First, the fact that the site was “operational” from 2004 to 2008 is irrelevant because

¹ City Planning Case No. ZA-2014-0397-PAD-PA1 Letter of Determination, Page 16.

² Appellant’s Appeal, Page 3, Response to Condition 11, attached as Exhibit B.

the uses that were operational are not subject to conditional use approval. LAMC Section 12.24.Q states that “if a ***conditional use*** (emphasis added) is abandoned or discontinued for a continuous period of one year, it may not be re-established unless authorized” by a new conditional use permit. The Plan Approval Decision asserts that the conditional use was discontinued. Any other activity at the Property is immaterial to this proceeding.

Second, the Appellant’s aforementioned statement also claims that repairs were being made from 2004 to 2008. However, an exhaustive permit search of Los Angeles Department of Building and Safety records does not turn up any building permits issued for repairs to the Property between 2004 and 2008. This includes permit submittals, inspections, or conditional approvals. Moreover, County of Los Angeles property records indicate that the Appellant purchased the Property in June of 2006. By this time, the Property had already discontinued the conditional use for more than a year, thereby relinquishing deemed-to-be-approved conditional use rights. Even had construction occurred post-sale, the Property’s sale does not re-establish previously surrendered rights. As with any conditional use rights, deemed-to-be-approved conditional use rights run with the land, not the owner or business operator.

The Appeal indirectly alludes to cremations happening over the four year period in question. If they were conducting cremations without reporting them as required by the State, the Appellant’s admissions in these proceedings raise larger legal issues. The simple fact remains, there were no reported cremations at the site from approximately 2004 to 2008. This fact is corroborated by sworn deposition testimony provided to the Zoning Administrator and referenced in Plan Approval Decision Page 13.³

2) The Appellant Has Not Demonstrated That The Zoning Administrator Erred Or Abused His Discretion.

LAMC Section 12.24.I.2 requires an appellant to provide the Area Planning Commission with evidence to substantiate claims that the Zoning Administrator erred or abused their discretion. The Appeal does not even attempt to provide evidence. The Appeal merely states that the Appellant will provide contrary evidence at the hearing. Even if such evidence exists, and that is doubtful, the Zoning Administrator has was never provided with this information in connection with the Plan Approval. It is impossible for the Zoning Administrator to have neglected reviewing evidence that has not, even to this day, been furnished by the Appellant.

Instead, the Appeal states which Plan Approval conditions the Appellant would like to alter. These requests are irrelevant to the matter before you. The Appellant was given the opportunity to

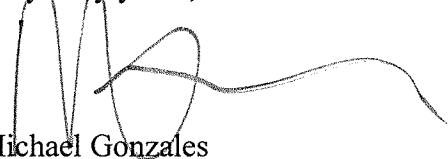
³ Testimony from Kimberly Bryant, a Chapel of the Pines employee from 2003 through the time period in question, testified to the crematorium’s period of non-operation. This testimony was previously submitted to the case file.

provide evidence of continuous operations and rectify poor existing operating conditions and failed to do so in a timely manner. Original ZA Approval Condition 7 required the Property Owner to file a plan approval, pursuant to LAMC Section 12.24.M, within 12 to 18 months of its effective date. While the plan approval was filed (after the 18 month period expired⁴), the Zoning Administrator noted in excellent detail the lack of necessary compliance with the Original ZA Approval's Conditions 2, 6, 7, 8, 10, and 11. To date, the case record does not show an attempt to rectify any areas of non-compliance. The Appeal does not dispute any of the Zoning Administrator's assertions other than by saying that contrary evidence will be provided at a later date. Thus far, however, the record is clear, no such evidence exists because the clear fact remains, the use subject to conditional use approval (cremation of human remains) ceased from approximately 2004 to approximately 2008. By operation of LAMC Section 12.24.Q, when such a use ceases for continuous period of one year, that use cannot be reestablished without a new conditional use permit.

Conclusion

The scope of this Commission's authority is limited to instances where the record before you shows an error or abuse of discretion by the Zoning Administrator. The Appeal has failed to show the Zoning Administrator erred or abused their discretion. Additionally, the Appeal does not provide any clear and convincing evidence in the record demonstrating the cremation of human remains ceased for almost 4 years. Accordingly, we respectfully urge this Commission deny the Appeal and sustain the Zoning Administrator's decision.

Very truly yours,



Michael Gonzales

Attachment

Cc: William Chun, Deputy Mayor (via email only)
Arturo Chavez, Senior Advisor Council District 1 (via email only)
Lisa Webber, Deputy Director (via email only)
Kevin Keller, Deputy Director (via email only)

⁴ City Planning Case No. ZA-2014-0397-PAD-PA1 Letter of Determination, Page 19.

EXHIBIT A

CEMETERY AND FUNERAL BUREAU
1625 N. Market Blvd., Suite S-208
Sacramento, CA 95834
P 916.574.7870 F 916.928.7988 www.cfb.ca.gov



September 23, 2016

Paul Cho
1044 S. Orange Drive
Los Angeles, CA 90019-1512

RE: Public Records Act Request

Dear Mr. Cho:

This letter responds to your Public Records Act requested dated September 13, 2016, which was received by the Cemetery and Funeral Bureau (Bureau) on September 14, 2016. You have requested the number of cremations performed at Chapel of the Pines from January 1, 2000 through December 31, 2010.

During the time period in question, Chapel of the Pines has operated the crematory under a Certificate of Authority (COA 504) by Pierce Brothers Crematorium and was owned by Service Corporation International (SCI); in 2004 a separate Crematory License (CR 184) was issued to SCI; in 2007 SCI sold the crematory to Community Funeral Services, Inc. and Crematory License (CR 268) was issued following all of the licensing requirements.

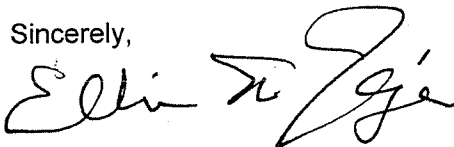
Cremations performed at Chapel of the Pines:

For COA 504	for 2000	0	
	For 2001	410	
	For 2002	444	
	For 2003	424	
CR 184	For 2004	0	License issued September 18, 2004
	For 2005	0	
	For 2006	0	
CR 268	For 2007	0	License issued May 18, 2007
	For 2008		non-reporting year for any crematory in California
	For 2009		non-reporting year for any crematory in California
	For 2010	114	
	For 2011	162	
	For 2012	70	
	For 2013	125	
	For 2014	42	
	For 2015	61	

The report for 2016 will be submitted in 2017.

If you have any further questions please contact me at 916.574.7876.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellis M. Kjer". The signature is fluid and cursive, with the first name "Ellis" being the most prominent part.

Ellis M. Kjer,
Enforcement Analyst

EXHIBIT B



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: ZA-2014-0397-PAD-PA1

Project Address: 1605 South Catalina Street

Final Date to Appeal: May 31, 2019

Type of Appeal:

- ☒ Appeal by Applicant/Owner
☐ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Henry Chun

Company: Community Funeral Services, Inc.

Mailing Address: 1605 Catalina Street

City: Los Angeles

State: CA

Zip: 90006

Telephone: (323) 731-5734

E-mail: daehanmortuary@sbcglobal.net

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☐ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Nicole Kuklok-Waldman

Company: Collaborate, Inc.

Mailing Address: 555 West Fifth Street, Suite 3500

City: Los Angeles

State: CA

Zip: 90013

Telephone: 213-986-2131

E-mail: nicole@collaborate-la.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: 5/29/2019

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified		☐ Original receipt and BTC receipt (if original applicant)

Appeal Justification for 1605 Catalina Street
ZA-2014-0397-PAD-PA1

1. The reason for the appeal:

The Applicant, Community Funeral Services, respectfully requests approval of the requested Plan Approval and revision of Conditions 6 through 8 and 9 through 12. Community Funeral Services readily acknowledges past infractions that have been resolved with the City of Los Angeles. However, Community Funeral Services' activities have been severely mischaracterized by opponents who lack understanding of both the operation of the Community Funeral Services site, as well as the State's regulation of Community Funeral Services' functions.

2. How you were aggrieved by the decision:

The decision by the Zoning Administrator would result in irreparable injury to Applicant's business by prohibiting its key operational components.

3. Specifically, the points at issue:

All points listed below are subject to supplementation up and until the time of the hearing to be scheduled.

Dismissal of Plan Approval: Applicant requests that the Area Planning Commission grant the Plan Approval requested.

Condition 6: Applicant requests Condition 6 to be modified to its original language. Applicant will present a detailed history and of its compliance with the previous determination and operations to evidence that this Condition should have remained as-is.

Condition 7: Applicant requests Condition 7 to be modified to its original language. Applicant will present a detailed history of the use of the site as a location for mortuary-related uses, events, as well as cremations that provide for continued operation as-is.

Condition 8: Applicant requests Condition 8 to be modified to its original language. Applicant uses artificial turf to cover areas also used for overflow parking, and the language in this Condition does not address use of overflow parking.

Condition 10: Applicant would like to clarify that, while scattering of ashes is legal under California law, the Applicant has not scattered and does not scatter ashes on-site. The Garden Ossuary near Catalina Street provides for group interment of cremains underground and Applicant would like to continue to do so to provide a cost-effective burial option to clients. Applicant would like to note that this Condition clearly reflects

much of the misinformation disseminated by opponents of Applicant's continued use of the site.

Condition 11: Applicant respectfully requests removal of this condition. Applicant has complied with City and State requirements for operation of a crematorium. The crematorium ceased operation for upgrades while the use of the remainder of the site was operational with off-site uses for crematoria in the interim. Applicant will provide evidence of these uses to provide vested rights for continued operation.

Condition 12: Applicant respectfully requests removal of this condition. The State of California regulates the removal and reinternment of cremains. The City cannot regulate the Applicant to act contrary to California law. All issues with the City Attorney and the enforcement divisions of the City of Los Angeles have been settled and the Applicant is complying with all applicable California Laws in addressing cremains.

4. Why you believe the decision-maker erred or abused their discretion.

The Applicant is prepared to provide evidence demonstrating that it has continued to work within the law to maintain a compliant business. Many of the statements made in the ZA determination are not true and will be detailed at the appeal hearing. In addition, many of the issues addressed in the Plan Approval are already regulated by the State and are therefore preempted. When all of the allegations stated are resolved, it will be clear that Community Funeral Services should be allowed to continue to operate as a member of the community.



Etta Armstrong <etta.armstrong@lacity.org>

South Los Angeles Area Planning Commission

1 message

Brian C. League <brian.league@usc.edu>

Wed, Jul 31, 2019 at 2:34 PM

To: Etta Armstrong <etta.armstrong@lacity.org>

Cc: Henry Chu <henry.chu@lacity.org>, Nicholas Ayars <nicholas.ayars@lacity.org>

Ms. Armstrong

Attached is a letter the University of Southern California would like to submit in regards to Agenda Item 6 (ZA-2018-2453-CU-DB-SPR-1A) for next Tuesday August 6, 2019 South Los Angeles Area Planning Commission. You will receive 12 hard copies for Thursday delivery via FedEx.

Sincerely,

Brian C. League

Executive Director, Land Use and Planning

Real Estate & Asset Management

University of Southern California

3335 S. Figueroa St., Unit G | UGW 110

Los Angeles, California 90089-7271

Office: (213) 740-5467 | Fax: (213) 821-3073email: brian.league@usc.edu**806 W Adams South Area Planning Commission Letter.pdf**

277K



July 31, 2019

Etta Armstrong
Commission Executive Assistant
South Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012
apcsouthla@lacity.org

Via Email and Hand Delivery

RE: ZA-2018-2453-CU-DB-SPR, ENV-2018-2454-CE (Agenda Item 6)

Honorable Commissioners of the South Los Angeles Area Planning Commission:

After careful review of the above-referenced proposed project, the Zoning Administrator denied the Site Plan Review ("SPR") component of the project. This denial was based on the Zoning Administrator's finding "*that the arrangement of buildings and structures will be compatible with existing and future development on adjacent and neighboring properties cannot be made*". The University of Southern California agrees with the Zoning Administrator's finding. We remain concerned that the proposed student housing project located at 806 West Adams is out of scale with the surrounding residential neighborhood and lacks adequate on-site automobile parking to meet the parking demand that will be generated by its student tenants.

The Proposed Project is Purpose-Built Student Housing

The proposed project consists of 99 five-bedroom, four-bathroom apartment units, with each bedroom designed to house two students. As currently configured, the project could easily accommodate over 900 students. The proposed project includes 259 parking spaces. If only 40% of the student residents own an automobile, the project will be considerably under-parked, resulting in hundreds of vehicles searching for on-street parking. Although the project applicant has added additional bicycle spaces and scooter parking spaces to its design, the fact remains that there is still inadequate parking for the project.

The Project is Incompatible with the Surrounding Neighborhood

The proposed project consists of a podium with three levels of housing above an on-grade parking deck. This building type is not compatible with the surrounding neighborhood. The City's design guidelines specify pedestrian oriented development with doors and

July 31, 2019

Page 2

windows on the ground floor. In addition, Adams Boulevard is a City designated Scenic Highway. The current design is incompatible with the Scenic Highway designation and surrounding properties, which have a significant setback from Adams Boulevard. Despite being advised of this incompatibility, the project applicant has not proposed any changes to resolve this issue.

The Proposed Project does not Comply with Standards Set by the University Park Neighborhood Stabilization Ordinance

The proposed project is located within the boundaries of the University Park Neighborhood Stabilization Overlay ("NSO") ordinance. The intent of this ordinance was to protect campus-adjacent neighborhoods from large-scale, purpose-built student housing developments and under-parked projects. One of the tools of the NSO ordinance was to require projects to be subject to a Conditional Use Permit to allow for appropriate community and City review and to ensure that adequate parking was included in the development to meet student demand. Unfortunately, a newer State Density Bonus law now prevents the City from requiring the additional parking imposed by the NSO. As such, the proposed project's expected parking demand substantially exceeds the proposed parking, and the project applicant has made no provision to provide additional on- or off-site parking.

The University welcomes and encourages responsible, appropriate third-party development of student housing in the area surrounding campus. We are disappointed that the project applicant has not made sufficient changes to its design, in particular its parking, to address or resolve the issues raised above. We respectfully request that the South Area Planning Commission uphold the Zoning Administrator's denial of the Site Plan Review component of the project.

Sincerely,



Brian C. League
Executive Director, Land Use and Planning

cc: Henry Chu, Zoning Administration
Council District 9



CURREN D. PRICE, Jr.

Councilmember, Ninth District

July 31, 2019

Etta Armstrong
Commission Executive Assistant
South Los Angeles Area Planning Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012
apcsouthla@lacity.org

RE: Case No. ZA-2018-2453-CU-DB-SPR-VTT-82114, ENV-2018-2454-CE, John Tracy
Clinic Development Site, 806 W. Adams Blvd, 758-832 W. Adams, 2610 Severance

Honorable Commissioners of the South Los Angeles Area Planning Commission:

Following up from our prior letter of support regarding the residential development project located at 758-832 W. Adams Boulevard, we write today to request modifications to the conditions of approval for the project related to Workforce Housing, which would revise Page 3, Condition Nos. 11 and 13 of the Letter of Determination dated May 17, 2019 (Case No. ZA-2018-2453-CU-DB-SPR) as follows, with additions in underline:

11. Affordable Units. A minimum of 5% of the total number of units shall be reserved as affordable units for Very Low Income Households, as defined by the State Density Bonus Law 65915(C)(2). In addition to the affordable units required under the Density Bonus program, the project shall also provide an additional 2 units for Workforce Housing occupancy pursuant to HCIDLA Land Use Rent Income Schedule 1, which shall be provided as 3 bedroom units to be located adjacent to one another at the project's ground floor level, as identified in Exhibit A.

13. Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to restrict the required number and type of Restricted Affordable Units, as determined by HCIDLA, for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring

requirements established by the HCIDLA, except the project's 2 Workforce Housing occupancy units shall be provided as adjacent 3 bedroom units as stated above, and therefore shall not be subject to any conflicting design, proportionality, or dispersion requirements of the Guidelines for the Affordable Housing Incentives Program or any other city policy or practice. Refer to the Density Bonus Legislation Background section of this determination.

If you have any questions, please contact my Director of Planning and Economic Development, Sherilyn Correa, at 213-473-7009. Thank you.

Sincerely,

A handwritten signature in black ink, reading "Curren D. Price, Jr." with a stylized flourish at the end.

Curren D. Price, Jr.
Los Angeles City Councilmember, District 9

cc. Henry Chu
Nicholas Hendricks
Nicholas Ayars



July 31, 2019

South Area Planning Commission
200 N. Spring Street
LA, CA 90012
Att: Etta Armstrong

RE: ZA-2018-2453-CU-DB-SPR
ENV-2018-2454-CE, 806 W. Adams Blvd.
Via email

Honorable Commissioners:

The West Adams Heritage Association supports the ZA determination denying Site Plan Review for this incompatible and over scale development and supports the appeal of the North University Park Community Association.

We further note that there is substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

Adequate California Environmental Quality Act ("CEQA") Review

The West Adams Heritage Association (WAHA) is concerned City Planning Staff did not conduct an adequate analysis of the project's environmental impacts when granting a Class 32 Exemption. Class 32 exemptions are specifically for infill development within urbanized areas which meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts.

WAHA believes City Planning Staff erred in granting the Class 32 Exemption. The proposed project has a much higher density than a typical 99-unit apartment project. The proposed project contains 495 bedrooms and 396 bathrooms. Each bedroom is designed to accommodate two students. The density is equivalent to a typical 300 to 400 -unit apartment building. This density will result in unusual circumstances creating a reasonable possibility of significant impacts.

The City of Los Angeles CEQA Guidelines Specifically state:

The Class 32 Exemption is not available for any project that requires mitigation measures to reduce potential environmental impacts to less than significant. Additionally, there are exceptions to the exemptions depending on the nature or location of the project, pursuant to CEQA Section 15300.2. For a proposed project to qualify, none of the following Exceptions can apply to the project:

- a. The project and successive projects of the same type in the same place will result in cumulative impacts;
- b. *There are unusual circumstances creating the reasonable possibility of significant effects; (emphasis added)*

- c. *The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway;* (emphasis added)
- d. The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems; or
- e. The project may cause a substantial adverse change in the significance of an historical resource^[1]

A CE should not be issued when there are unusual circumstances creating the reasonable possibility of significant effects; the project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway;

A categorical exemption should not be issued when there are sensitive issues and the project fails to comply with the redevelopment plan and the south community stated objectives. To permit a CE in this case would cause irreparable and irreversible harm to the environment of historic West Adams.

Sincerely,

Roland Souza, President
President, WAHA c/o 1724 Westmoreland Boulevard, LA, CA 90006

^[1] City of Los Angeles Class 32 Categorical Exemption Special Requirement Criteria



July 31, 2019

South Area Planning Commission
200 N. Spring Street
LA, CA 90012
Att: Etta Armstrong

RE: ZA-2018-2453-CU-DB-SPR
ENV-2018-2454-CE, 806 W. Adams Blvd.
Via email

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Sincerely,

Roland Souza, President
President, WAHA c/o 1724 Westmoreland Boulevard, LA, CA 90006

^[1] City of Los Angeles Class 32 Categorical Exemption Special Requirement Criteria

COLLABORATE

July 31, 2019

South Los Angeles Area Planning Commission
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

Re: 1605 Catalina Street, ZA-2014-0397-PAD-PA1-1A

Honorable Chair and Commissioners:

On behalf of our client, Community Funeral Services, we respectfully request an extension of time for our hearing related to the appeal of the determination related to 1605 Catalina Street. We have requested a number of records from the Cemetery and Funeral Bureau and have not yet been able to obtain the requested records to present to the Commission.

After discussion with the Commission Clerk, we would like to request a hearing on Tuesday, October 15. This date was selected based on the deciding ZA's availability and upcoming holidays including Labor Day and Rosh Hashanah.

We appreciate your consideration and look forward to returning soon.

Very Truly Yours,



Nicole Kuklok-Waldman, Esq.

cc: Councilmember Gil Cedillo

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.

All submissions distributed to the Commission during the Commission Meeting 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.