

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, JUNE 20, 2017 AFTER 4:30 P.M.  
MARK RIDLEY-THOMAS CONSTITUENT SERVICE CENTER  
8475 SOUTH VERMONT AVENUE  
LOS ANGELES, CA 90044**

Gail Willis, President  
Eric D. Bates, Vice President  
Antoinette Anderson, Commissioner  
Jaqueline Orozco, Commissioner  
Stevie Stern, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

Renee Glasco, Commission Executive Assistant I  
(213) 978-1300

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the APC, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. **Note:** Materials received after the mailing deadline will be placed in the official case file.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at <http://planning.lacity.org>. **Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

***Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

1. **DEPARTMENTAL REPORT**

Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of Minutes - December 6, 2016; January 17, 2017, February 21, 2017;  
May 2, 2017; May 16, 2017

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **[ZA-2003-9927-CU-PA5-1A](#)**

CEQA: ENV-2016-3059-CE

Plan Area: Southeast Los Angeles

Council District: 9 - Price

Last Day to Act: 06-20-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1721 South Flower Street; 511 West 18<sup>th</sup> Street; 515 West 18<sup>th</sup> Street;  
517 West 18<sup>th</sup> Street

**PROPOSED PROJECT:**

The continued operation of a dance hall, with modification to parking spaces.

**APPEAL:**

An appeal of the Zoning Administrator's determination to approve a modification of parking spaces in conjunction with the continued use and operation of a hostess dance hall; and an appeal of the Categorical Exemption pursuant to State CEQA Guidelines 15301 as the environmental clearance for the project.

**Applicant:** Faramarz Yadegar, Tropical Club, Inc.

Representative: King Woods, Woods, Diaz Group Inc.

**Staff:** Alan Como, City Planning Associate

[alan.como@lacity.org](mailto:alan.como@lacity.org)

(213) 473-9985

5. [VTT-74283-SL-1A](#) Council District: 8 – Harris-Dawson  
CEQA: ENV-2016-3173-CE Last Day to Act: 06-21-17  
Plan Area: South Los Angeles  
Related Case: ZA-2016-4597-CU-1A

**PUBLIC HEARING** – Completed April 5, 2017

**PROJECT SITE:** 1176 West 37<sup>th</sup> Place; 1182 West 37<sup>th</sup> Place; 1182 ½ West 37<sup>th</sup> Place;  
1182 ¼ West 37<sup>th</sup> Place

**PROPOSED PROJECT:**

Vesting Tentative Tract for the subdivision of a maximum of seven (7) small lots for the purposes of a small lot subdivision.

**APPEAL:**

An appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract, for the subdivision of a maximum of seven (7) small lots the purposes of a small lot subdivision; and an appeal of the Categorical Exemption pursuant to State CEQA Guidelines 15332 as the environmental clearance for the project.

**Applicant:** Henry Fan and Charles Kim, Ursa 1180 37<sup>th</sup> Pl., LLC  
Representative: Kamran Kazemi, Tala Associates

**Appellant:** James Childs, Adams, Dockweiler `Heritage Organizing Committee (A.D.H.O.C.)

**Staff:** Courtney Shum, City Planning Associate  
[courtney.shum@lacity.org](mailto:courtney.shum@lacity.org)  
(213) 978-1916

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the South Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Tuesday, July 18, 2017** at

Mark Ridley Thomas Constituent Service Center  
8475 South Vermont Avenue  
Los Angeles, California 90044

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCSOUTH@lacity.org](mailto:APCSOUTH@lacity.org).