

## COMMISSION MEETING AUDIO

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, NOVEMBER 7, 2017 AFTER 4:30 P.M.  
MARK RIDLEY-THOMAS CONSTITUENT SERVICE CENTER  
8475 SOUTH VERMONT AVENUE  
LOS ANGELES, CA 90044**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-  
1255**

1. [\*\*DEPARTMENTAL REPORT\*\*](#)

Items of interest.

2. [\*\*COMMISSION BUSINESS\*\*](#)

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – October 17, 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. [\*\*GENERAL PUBLIC COMMENT\*\*](#)

The Commission shall provide an opportunity in open meetings for the public to address on **non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

**PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.**

5. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **AA-2014-3308-PMLA-1A**

CEQA: ENV-2014-3310-MND  
Plan Area: South Los Angeles  
Related Case: ZA-2014-3309-CU-SPP-CCMP-1A

Council District: 9 - Price  
Last Day to Act: 11-07-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1227 West 27<sup>th</sup> Street

**PROPOSED PROJECT**

A Preliminary Parcel Map to allow a small lot subdivision to divide one lot into four (4) small lots with one dwelling unit on each lot, in the RD1.5-1-O Zone.

**APPEAL**

An appeal of the Deputy Advisory Agency's determination to approve a Small Lot subdivision for a maximum of four (4) small lots and of the Mitigated Negative Declaration ENV-2014-3310-MND ("Mitigated Negative Declaration"), mitigation measures and Mitigation Monitoring Program adopted for the project.

**Applicant:** Henry Fan, Ursa Major Holding, LLC  
Representative: Aaron Belliston, BMR Enterprises

**Appellants:** Craig Fajnor; James Childs, West Adams Heritage Association (WAHA)

**Staff:** Ira Brown, City Planning Associate  
[ira.brown@lacity.org](mailto:ira.brown@lacity.org)  
213 978-1453

Griselda Gonzalez, City Planner  
[griselda.gonzalez@lacity.org](mailto:griselda.gonzalez@lacity.org)  
213 978-1210

7. **ZA-2014-3309-CU-SPP-CCMP-1A**

CEQA: ENV-2014-3310-MND  
Plan Area: South Los Angeles  
Related Case: AA-2014-3308-PMLA-1A

Council District: 9 - Price  
Last Day to Act: 11-13-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1227 West 27<sup>th</sup> Street

**PROPOSED PROJECT**

Demolition of an existing duplex and construction of (4) four small lot single-family dwellings in the RD1.5-1-O Zone and in the North University Park Specific Plan Area.

**APPEAL**

An appeal of the Zoning Administrator's determination to approve a Conditional Use Permit and a Project Compliance Permit Review, pursuant to Los Angeles Municipal Code (LAMC)

Section 12.24-W, 52 and 11.5.7-c respectively, for dwelling units with five or more habitable rooms within the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District. An appeal of the Zoning Administrator's determination to approve a Certificate of Compatibility, pursuant to LAMC Section 12.20.3 L, to allow the demolition of a non-contributing duplex and construction of (4) four single-family dwelling and an appeal of the Mitigated Negative Declaration, No. ENV-2014-3310-MND ("Mitigated Negative Declaration), mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, as the environmental clearance for the project.

**Applicant:** Henry Fan, Ursa Major Holding, LLC  
Representative: Aaron Belliston, BMR Enterprises

**Appellant:** James Childs, Adams Dockweiler Heritage Organizing Committee

**Staff:** Jason Chan, City Planner  
[jason.chan@lacity.org](mailto:jason.chan@lacity.org)  
213 978-1310

David Weintraub, Associate Zoning Administrator

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Tuesday, November 21, 2017** at

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

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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 [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org).