

OFFICIAL
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, January 16, 2018
Mark Ridley-Thomas Constituent Service Center
8475 South Vermont Avenue
Los Angeles, California 90044

MINUTES OF THE SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 4.39 p.m. with Commissioners Bates, Orozco, Stern, Anderson and Willis present.

Also present were Conni Pallini-Tipton, Senior City Planner representing the Director of Planning; Ernesto Velasquez, Deputy City Attorney; Uduak-Joe Ntuk, Utility Rates & Policy Specialist III; Etta Armstrong, Commission Executive Assistant, Rocky Wiles, Commission Office Manager and Jason Wong, Senior Clerk Typist, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT

Conni Pallini-Tipton updated the Commission on the following items of interest:

- Permanent Supportive Housing Ordinance and Home Sharing Ordinance will be heard in City Council later this month.
- The Planning 101 Training Series has been completed and is now available for the public to view on YouTube, Twitter and Instagram.

COMMISSION BUSINESS

A. Advance Calendar:

Commissioner Anderson and Commissioner Willis announced their absence from the following Area Planning Commission meetings: February 6, 2018, February 20, 2018, March 6, 2018, March 20, 2018, April 3, 2018, April 17, 2018, May 1, 2018, May 15, 2018, June 5, 2018, June 19, 2018 and July 3, 2018.

B. Commission Requests:

There were no requests made by the Commission.

C. Approval of the Minutes:

Commissioner Orozco moved to approve the minutes for the meeting of December 5, 2017. Commissioner Stern seconded the motion and the vote proceeded as follows:

Moved: Orozco
Seconded: Stern
Ayes: Anderson, Willis, Bates

Vote: 5 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

Amy Carnes from the North Area Neighborhood Development Council spoke before the Commission.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no members from the public who requested to address the Commission.

ITEM NO. 4

RECONSIDERATION

There were no items reconsidered.

ITEM NO. 5

ZA-1965-17528-PA5-1A

CEQA: ENV-2016-4823-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 01-16-18

PUBLIC HEARING HELD

PROJECT SITE: 1349 – 1375 West Jefferson Boulevard

IN ATTENDANCE:

Theodore Irving, Associate Zoning Administrator representing the Planning Department; Christine Halley, Director, Sentinel Peak Resources California, LLC;; Tyronne King, Sentinel Peak Resources; Nicky Carlsen, Alsten & Bird LLP; Uduak-Joe Ntuk, Petroleum Administrator, representing the Office of Petroleum and Natural Gas Administration and Safety; Albizael Del Valle, representing the Office of Councilmember Harris-Dawson.

MOTION:

Commissioner Bates put forth the actions below in conjunction with the following:

A Plan Approval to require corrective measures and corrective methods and additional conditions for the oil drilling and production operations at the Jefferson Drill Site that services urbanized Oil Drilling Districts U-104, U-124, U-134 and U-135, in order to increase the protection and preserve the health, safety and general welfare of the residents and occupants of the neighborhood.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303(e) and City CEQA Guidelines, Article III, Section 1, Class 1, Category 6, and Class 21, Category 2, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Zoning Administrator's determination to require corrective methods and additional conditions for the oil drilling and production operations at the Jefferson Drill Site;
3. **Adopt** Conditions of Approval; and
4. **Adopt** Findings.

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

Moved: Bates
Seconded: Willis
Ayes: Anderson, Orozco, Stern

Vote: 5 - 0

MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 6:49 p.m.

ADOPTED
CITY OF LOS ANGELES

FEB 06 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE


Eric D. Bates, President
South Los Angeles Area Planning Commission


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