

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 4, 2018 AFTER 4:30 P.M.
MARK RIDLEY-THOMAS CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CA 90044**

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

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I
apcsouthla@lacity.org
(213) 978-1128

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.**

Written submissions are governed by Rule 4.3 of the South Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. on the Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. **Electronic submissions will not be accepted within this time period.**

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 distributed to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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) 978-1134 or by e-mail at apcsouthla@lacity.org.

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 North Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Los Angeles", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Advanced Calendar
- Commission Announcements/Requests
- Approval of the Minutes – February 20, 2018

2. **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.

3. **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.

4. **RECONSIDERATIONS**

- 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.
- 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.

5. **[ZA-2017-3635-ZV-ZAA-1A](#)**

CEQA: ENV-2017-3636-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 09-26-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 401 East 109th Street

PROPOSED PROJECT

The addition (legalization) of two units to an existing two unit residential building in the R2-1 Zone and the addition of four parking spaces at the front of the building.

APPEAL

Appeal of the June 27, 2018, Zoning Administrator's determination to:

1. Deny a Zone Variance to allow a residential building of 4-units in lieu of the existing 2-units allowed in the R2-1 Zone per Section 12.09 A.2. of Los Angeles Municipal Code (LAMC);
2. Deny a Zoning Administrator's Adjustment, to allow a front yard setback of 0-feet in lieu of the required 20-feet per LAMC Section 12.09 C.1;
3. Deny a Zoning Administrator's Adjustment, to allow parking within the front yard setback, as otherwise prohibited by LAMC Section 12.21 C.1 and;
4. Deny a Zoning Administrator's Adjustment, to allow over 50 percent of a front yard to be paved, as otherwise prohibited by LAMC Section 12.21 C.1.

Applicant/Appellant: Homar and Martha Maravilla

Staff: David Weintraub, Associate Zoning Administrator

6. [DIR-2017-4072-COA-DRB-SPP-WDI-1A](#)
CEQA: ENV-2017-4073-CE
Plan Area: South Los Angeles

Council District: 9 – Price
Last Day to Act: 09-05-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1276 West 29th Street

PROPOSED PROJECT

The adaptive reuse of an existing church structure as an 9,256 square-foot, seven-unit apartment building, with parking for six cars, seven long term bike parking spaces, two short term bike parking spaces, and front and side yard landscaping and hardscaping.

APPEAL:

Appeal of the June 5, 2018, Planning Director's determination to:

1. Determine, based on the whole of administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15300, Class 31 (historical resources) and Class 32 (Infill); and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve a Project Permit Compliance Review, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7, Design Review, pursuant to LAMC Section 16.50 and a Certificate of Appropriateness, pursuant to LAMC Section 12.20.3 K, for the project.

Applicant: Dan Stein, The Pews at SC LLC
Representative: Victor Kroh, L+V Architects Incorporated

Appellant: Laura Meyers, North University Park Community Association (NUPCA)

Staff: Naomi Guth, City Planner
naomi.guth@lacity.org
213-847-3644

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, September 18, 2018** 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 apcsouthla@lacity.org.