

COMMISSION MEETING AUDIO

**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**

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 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

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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.