

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, FEBRUARY 19, 2019, AFTER 4:30 P.M.  
FAME CONFERENCE AND EXPO CENTER  
1968 WEST ADAMS BOULEVARD, MEETING ROOM A  
LOS ANGELES, CA 90018**

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, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I  
[apcsouthla@lacity.org](mailto: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. 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 delivered 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. **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) 978-1128 or by email at [apcsouthla@lacity.org](mailto: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, 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 N. 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.

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – February 4, 2019

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. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

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

4. **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 8.3, 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.

5. [ZA-2018-472-ZV-1A](#)  
CEQA: ENV-2018-473-CE  
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 8 – Harris-Dawson  
Last Day to Act: 03-05-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4606-4622 and 4626 South Crenshaw Boulevard

**PROPOSED PROJECT:**

The continued use of two unpermitted spray booths in an existing 13,208 square-foot building within 500 feet of the R2-1 Zone, operating from 7:00 a.m. to 7:00 p.m. Monday to Friday, 9:00 a.m. to 8:00 p.m. on Saturday, and 11:00 a.m. to 8:00 p.m. on Sunday.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15305), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

**APPEAL:**

Appeal of the October 24, 2018, Zoning Administrator's determination to deny, pursuant to Charter Section 562 and Section 12.27.B of the Los Angeles Municipal Code, a Zone Variance from Section 12.22 A.28 to allow two existing auto body spray booths within 500 feet of a residential zone.

**Applicant/**

**Appellant:** Timothy J. Mullahey, Pacific Elite Collision Center  
Representative: Randy Orozco RPO Designs

**Staff:** Theodore L. Irving, Associate Zoning Administrator

6. [APCS-2017-3071-CPIOE-ZV-CPIOA-WDI](#)  
CEQA: ENV-2008-478-EIR; SCH No. 2008021013  
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson, Jr.  
Last Day to Act: 02-19-19

**PUBLIC HEARING** – Completed November 13, 2018

**PROJECT SITE:** 3235-3241 South Hutchison Avenue

**PROPOSED PROJECT:**

The construction of an approximately 7,740 square foot office addition with a 3,142 square foot covered external walkway on the top of an existing 45-foot tall automated parking structure, for a new height of 60-feet 6-inches on an approximately 48,845 square-foot lot in the C2-2D-CPIO Zone.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR (SCH No. 2008021013) certified on June 29, 2016, and adopt the Addendum dated May 2, 2018;

2. Pursuant to Section 13.14.G.4 of the Los Angeles Municipal Code (LAMC), a Community Plan Implementation Overlay Exception to allow new construction on a commercially designated lot in excess of 30 feet in height within 50 feet of the property line;
3. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.23 to allow new construction on the roof of a building, a portion of which is nonconforming as to height;
4. Pursuant to LAMC Section 13.14.G.3, a Community Plan Implementation Overlay Adjustment to allow a maximum building height of 60-feet 6 inches in lieu of 55-feet;
5. Pursuant to LAMC Section 13.14.G.3, a Community Plan Implementation Overlay Adjustment to allow a Floor Area Ratio (FAR) of 0.46:1 in lieu of the minimum required FAR of 0.5:1; and
6. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvement for a 3-foot dedication requirement to complete a 30-foot half right-of-way, in accordance with Local Street Standards pursuant to the Mobility Plan 2035, along the project frontage on the west side of Hutchison Avenue.

**Applicant:** Walter N. Marks, Incorporated  
Representative: Jamie Poster, Craig Lawson and Company, LLC

**Staff:** Alan Como, City Planner  
[alan.como@lacity.org](mailto:alan.como@lacity.org)  
(213) 473-9985

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, March 5, 2019** at

**TENTH COUNCIL DISTRICT  
DISTRICT OFFICE, 1<sup>st</sup> FLOOR CONFERENCE ROOM  
1819 SOUTH WESTERN AVENUE  
LOS ANGELES, CA 90006**

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](mailto:apcsouthla@lacity.org).