

## COMMISSION MEETING AUDIO

**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**

**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](#)**

- 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).