

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REVISED REGULAR MEETING AGENDA  
TUESDAY, MARCH 5, 2019, AFTER 4:30 P.M.  
TENTH COUNCIL DISTRICT OFFICE  
1<sup>ST</sup> FLOOR CONFERENCE ROOM  
1819 SOUTH WESTERN AVENUE  
LOS ANGELES, CA 90006**

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. [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: 03-19-19  
Continued From: 02-19-19

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

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

**ITEM TO BE CONTINUED TO MARCH 19, 2019**

**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.

**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

6. [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  
Continued From: 02-19-19

**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 that 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

7. [ZA-2017-796-CU-1A](#)  
CEQA: ENV-2017-797-CE  
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson Jr.  
Last Day to Act: 04-02-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1919-1921 South 4<sup>th</sup> Avenue

**PROPOSED PROJECT:**

Use and maintenance of a surface parking lot on a 6,908 square-foot lot with up to 12 standard parking spaces in the RD2-1-O-CPIO Zone.

**APPEAL:**

Appeal of the January 3, 2019, Zoning Administrator's determination which:

1. Determined, that the Project is exempt from CEQA, pursuant to State CEQA Guidelines, Section 15301, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.24 W.37 of the Los Angeles Municipal Code, a Conditional Use to allow the use and maintenance of a surface parking lot with up to 12 standard parking spaces on a 6,908 square-foot lot in the RD2-1-O-CPIO Zone.

**Applicant:** Daniel Kim  
Representative: Clayton Przekop, Genesis Consulting, Incorporated

**Appellant:** Jerry Gage Tucker, Arlington Heights Neighborhood Association

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

8. [ZA-2015-2214-CU-CCMP-1A](#)  
CEQA: ENV-2015-2215-MND  
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson  
Last Day to Act: 03-11-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2211-2219 South Hoover Street

**PROPOSED PROJECT:**

The conversion of an existing one-story convenience food mart with auto service bays and two fueling stations to a two-story convenience food mart with retail rental spaces and two fueling canopies on a 30,930 square-foot lot in the C2-1VL-HPOZ Zone. The project scope includes a 1,670 square-foot addition to the mini-mart and the change of use of four existing auto repair bays to retail, and the continued use of a 24-foot pole sign. Proposed hours of operation are 24-hours, daily for the convenience food mart and fueling station and 7:00 a.m. to 11:00 p.m. for the retail rental spaces.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301, 15303, and 15332, and that 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 December 12, 2018, Zoning Administrator's determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-2215-MND, as circulated on March 29, 2017, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit deviations from Commercial Corner Development standards to allow 18.3 percent transparency on the northern building elevation and 21.9 percent transparency on the southern building elevation, in lieu of 50 percent transparency fronting adjacent streets per LAMC Section 12.22 A.23(a)3; to allow 2-foot landscaped setback along Hoover Street, a 2.5-foot landscaped setback along 23rd Street, and a 0-foot setback on the western property line abutting residential uses, in lieu of a 5-foot landscaped setback as required by LAMC Section 12.22 A.23(a)(10)(C);
3. Approved, pursuant to LAMC Section 12.20.3 L, a Certificate of Compatibility to allow the replacement of existing signage, windows, landscaping and the proposed 1,693 square-foot, one-story addition; and
4. Dismissed, a request for a Conditional Use to allow an existing on-site pole sign, as allowed by LAMC Section 12.22 A.23(a)6(i).

**Applicant:** Jason Lim, Jason's Arco and Mini Mart  
Representative: Ariel Gutierrez, Cartomap Services

**Appellant:** Jim Childs, Adams Dockweiler Heritage Organizing Committee (ADHOC)

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

9. [ZA-2018-92-CUB-CU-1A](#)  
CEQA: ENV-2018-093-CE  
Plan Area: South Los Angeles

Council District: 9 – Price, Jr.  
Last Day to Act: 03-09-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5820-5832 South Figueroa Street

**PROPOSED PROJECT:**

Construction of a new canopy for nine new pumps at an existing automobile refueling station and the construction, use, and maintenance of new 2,900 square foot food mart.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

**APPEAL:**

Partial appeal of the December 7, 2018, Zoning Administrator's determination which: Approved a Conditional Use Permit, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, to allow deviations from Commercial Corner Standards to permit 24-hour operation in lieu of 7:00 a.m. to 11:00 p.m. The appeal seeks removal of Condition Nos. 4, 5 and 6 related to a security plan and provision of licensed security personnel on site daily.

**Applicant/**

**Appellant:** Ahmad Ghaderi, A&S Engineering

**Staff:** David S. Weintraub, Associate Zoning Administrator

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, March 19, 2019** at

FAME CONFERENCE AND EXPO CENTER  
1968 WEST ADAMS BOULEVARD, MEDIA ROOM A  
LOS ANGELES, CA 90018

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).