

**SOUTH LOS ANGELES AREA PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, MAY 7, 2019, AFTER 4:30 P.M.**  
**LOS ANGELES DEPARTMENT OF WATER AND POWER**  
**CRENSHAW CUSTOMER SERVICE CENTER**  
**4030 CRENSHAW BOULEVARD**  
**LOS ANGELES, CA 90008**

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.

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

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – March 19, 2019 and April 2, 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**

- 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.
- 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-1995-744-YV-PA1-1A](#)**

CEQA: ENV-2017-3747-CE

Plan Area: West Adams – Baldwin Hills-  
Leimert

Council District: 10 – Wesson Jr.

Last Day to Act: 05-07-19

Continued From: 02-04-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1662-1670 South Rimpau Boulevard

**PROPOSED PROJECT:**

An Approval of Plans to modify the Conditions of Approval and site plan for a Yard Variance originally granted on December 20, 1995, for an existing multi-family residential building and detached single-family dwelling over two lots.

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, City of Los Angeles CEQA Guidelines, Section 1, Class 5, Category 23, 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 November 6, 2018, Zoning Administrator's determination to deny pursuant to Section 12.27 U.2 of the Los Angeles Municipal Code,

1. A Reduction of Site request to remove Lot 3 from the legal description in order to reduce the project site from 14,000 square-feet to 7,000 square-feet for an existing project site containing 13 dwelling units; and
2. A request to modify Condition No. 4 of Case No. ZA-1995-744-YV, to reduce the required 22 parking spaces to six parking spaces for an approved 12-unit multi-family residential building and a detached single-family dwelling on an existing 14,000 square-foot site.

**Applicant /**

**Appellant:** Andrew Jen, Parc Rimpau LLC  
Representative: Kevin K. McDonnell, Esq., Jeffer, Mangels, Butler and Mitchell, LLP

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

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: 05-07-19

Continued From: 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:** Timothy J. Mullahey  
Representative: Randy Orozco, RPO Designs

**Appellant:** Timothy J. Mullahey, Pacific Elite Collision Center  
Representative: Ehrlich Group Law Office

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

7. [ZA-2018-3710-CUW-1A](#)

CEQA: ENV-2018-3711-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 05-07-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4367-4375 South Van Ness Avenue; 2101-2111 West Vernon Avenue

**PROPOSED PROJECT:**

The construction and installation of a new unmanned Sprint PCS wireless telecommunication facility consisting of ground-level equipment cabinets, camouflaged antennas, and radio units atop an existing 33-foot, 5-inch tall mixed-use building on a 14,383 square foot lot in the C2-1VL-CPIO Zone.

**APPEAL:**

Appeal of the January 4, 2019, Zoning Administrator's determination to:

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 3 (New Construction of Small Structures), Category 4 (Installation of New Equipment), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.24 W.49 of the Los Angeles Municipal Code, a Conditional Use to allow the installation, use and maintenance of a roof-mounted unmanned wireless telecommunications facility, atop an existing 33-foot, 5-inch tall mixed-use building, in the C2-1VL-CPIO Zone.

**Applicant:** Brigitte Folia, Sprint PCS  
Representative: Melissa Keith, Eukon Group

**Appellant:** Larry D. Hughes Jr.

**Staff:** Theodore L. Irving, 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, May 21, 2019** at

**CENTRAL AVENUE CONSTITUENT SERVICES CENTER  
COMMUNITY MEETING ROOM  
4301 SOUTH CENTRAL AVENUE  
LOS ANGELES, CA 90011**

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).