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COMMISSION MEETING AUDIO

**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**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

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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 – 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**

- 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-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.

