

COMMISSION MEETING AUDIO

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 21, 2019, AFTER 4:30 P.M.
CENTRAL AVENUE CONSTITUENT SERVICES CENTER
COMMUNITY MEETING ROOM
4301 SOUTH CENTRAL AVENUE
LOS ANGELES, CA 90011**

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

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-2016-1630-CUB-1A](#)

Dawson

CEQA: ENV-2016-1631-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-

Last Day to Act: 06-12-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 2595 South Hoover Street, Suite B

PROPOSED PROJECT:

A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,550 square-foot restaurant with 32 indoor seats and proposed hours of operation from 7:00 a.m. to 11:00 p.m., daily.

APPEAL:

Appeal of the March 14, 2019, Zoning Administrator's determination which:

1. Determined based on the whole record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and 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.1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant.

Applicant: Paras Bhakta, Hoover Adams Holdings, LLC
Representative: Ellia Thompson, Ervin Cohen and Jessup

Appellant: Jim Childs, North University Park Community Association (NUPCA)

Staff: Henry Chu, Associate Zoning Administrator

6. [ZA-2018-2157-CU-1A](#)

Dawson

CEQA: ENV-2018-2158-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-

Last Day to Act: 05-22-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 5803-5815 South Normandie Avenue; 1410-1422 West 58th Street

PROPOSED PROJECT:

The demolition of existing structures and the construction of a new 3,985 square foot, fully automated drive-through carwash and 22 vacuum station stalls on a 22,166 square foot lot at the southwest corner of Normandie Avenue and West 58th Street in the [Q]CM-1 Zone.

APPEAL:

Partial appeal of the February 21, 2019, Zoning Administrator's determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to Guidelines, Section 15300.2 applies; and,
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.27, a Conditional Use to allow the construction of a new 3,985 square foot, fully automated drive-through car wash with a maximum of 22 vacuum stalls on a 22,166 square foot lot in the [Q]CM-1 Zone, and to allow deviation from Commercial Corner Development Regulations for building transparency of 22 percent in lieu of

- the required 50 by LAMC Section 12.22.A.23; and,
3. Denied, pursuant to LAMC Section 12.24 W.27, a deviation from the Commercial Corner Development Regulations for a reduction in the landscape requirement to 0-feet in lieu of the 5-feet along West 58th Street as required by LAMC.

Applicant: Moon Hee Lee
Representative: C. Dennis Lee, LeedCo Engineers, Incorporated

Appellant: Moon Hee Lee
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Incorporated

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, June 4, 2019** at

**DEPARTMENT OF WATER AND POWER
CRENSHAW CUSTOMER SERVICE CENTER
4030 CRENSHAW BOULEVARD
LOS ANGELES, CA 90008**

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.