

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, AUGUST 6, 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. Berton, 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
(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 within 48 hours of the meeting, 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) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1128 or by email at 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 North Main Street, Los Angeles, California, 90012 and are online at <http://planning.lacity.org>.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Los Angeles", "Agendas", under the specific meeting date. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, California, 90012, 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 – July 2, 2019 and July 16, 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 it **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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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-2014-397-PAD-PA1-1A**

CEQA: ENV-2018-5221-CE
Plan Area: South Los Angeles

Council District: 1 – Cedillo
Last Day to Act: 08-14-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1605 South Catalina Street; 1840 West Venice Boulevard

PROPOSED PROJECT:

A Plan Approval to allow the continued use and maintenance of a 9,607 square foot crematory and chapel with interior columbarium and 1,917 square foot exterior columbarium.

APPEAL:

Appeal of the May 16, 2019, Zoning Administrator's determination which:

1. Determined based on the whole of the administrative record, 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 State CEQA Guidelines Section 15300.2 applies;
2. Determined, pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC), a compliance has been partially attained with the conditions of approval of the prior action imposed by the South Los Angeles Area Planning Commission in granting in part an appeal of the Zoning Administrator's approval to allow the continued use and maintenance of an existing columbarium within an existing 9,607 square foot building and an exterior 1,917 square foot exterior columbarium; and
3. Dismissed, pursuant to Section 12.24 M of the LAMC, a Plan Approval of a Deemed to be Approved Conditional Use to permit the operation of a crematory and chapel within a 9,607 square foot building.

Applicant/

Appellant: Henry Chun, Community Funeral Services, Incorporated
Representative: Nicole Kuklok-Waldman, Collaborate, Incorporated

Staff: Helen Jadali, Planning Assistant
Helen.jadali@lacity.org

Charlie Rausch, Associate Zoning Administrator

6. **ZA-2018-2453-CU-DB-SPR-1A**

CEQA: ENV-2018-2454-CE
Plan Area: South Los Angeles

Council District: 9 – Price, Jr.
Last Day to Act: 08-19-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 806 West Adams Boulevard (758 – 832 West Adams Boulevard and 2610 South Severance Street)

PROPOSED PROJECT:

Demolition of the existing on-site building and parking lot and the construction, use, and maintenance of 99 five-bedroom apartment units within six three-story buildings over a single-level podium parking structure, totaling four stories. Five of the apartment units would be restricted affordable units for Very Low Income households. An additional four-story building would provide a clubhouse that would include a variety of resident-serving amenities. In total, the Project would construct 183,150 square feet of new floor area. The seven buildings would sit on a fully enclosed and screened single-level, ground-floor parking structure providing a total of 259 vehicle parking spaces for off-street parking and 109 bicycle parking spaces. A total of 19 on-site, non-protected trees will be removed as a result of the project.

APPEAL:

Partial Appeals of the May 17, 2019, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State 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;
2. Approved, pursuant to Section 12.24 W.52 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit 99 dwelling units, each containing more than five habitable rooms, within the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District;

3. Approved, pursuant to Section 12.22 A.25 of the LAMC, a 20 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a Project totaling 115 dwelling units, reserving 13 units for Very Low Income Household occupancy for a period of 55 years and two On-Menu Incentives as follows:
 - a. A 20 percent decrease in the required easterly rear yard to allow 12 feet in lieu of the minimum 15 feet required in the RD1.5-1-O Zone; and
4. Denied, pursuant to Section 16.05 of the LAMC, a Site Plan Review for a development Project which creates or results in an increase of 50 or more dwelling units.

Applicant: Bob Champion, Champion Real Estate Company
Representative: Kyndra Casper, DLA Piper LLP

Appellant No. 1 Jim Childs, North University Park Community Association

Appellant No. 2 806 West Adams Property, LLC
Representative: Andrew Brady and Kyndra Casper, DLA Piper LLP

Staff: Nick Ayars, City Planning Associate
(213) 978-2453
Nick.ayars@lacity.org

Henry Chu, Associate Zoning Administrator

7. [VTT-82401-CN-1A](#)
CEQA: ENV-2018-6631-CE
Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson Jr.
Last Day to Act: 08-06-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 3844 West 27th Street

PROPOSED PROJECT:

A subdivision of one site consisting of 12,355 net square feet and the construction, use, and maintenance of a 25-unit residential condominium development. Of the 25 dwelling units, two units will be set aside for Extremely Low Income Households. The proposed building will be four stories with a maximum height of 43 feet and 6 inches. The Project will provide 25 automobile parking spaces and 26 long-term bicycle parking spaces within one level of subterranean parking. The Project also includes the export of approximately 4,500 cubic yards of dirt. The subject property is currently vacant. There are no trees currently on the subject site.

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

APPEAL:

Partial appeal of the May 21, 2019 Advisory Agency's Determination which:

1. Determined, based on the whole of the administrative record, 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; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, approved Vesting Tentative Tract Map to allow for the subdivision of one (1) lot into a 25-unit condominium development.

Applicant: Adi Weinberg, Metatarn LA 5th Group, LLC
Representative: Sami Kohanim, Land Use Developers Corporation

Appellants: Laura Suyapa Umanzor, Daniel S. Wang and other neighbors, Jefferson Park Neighborhood

Staff: Jordann Turner, City Planner
(213) 978-1365
Jordann.turner@lacity.org

The next regular meeting of the South Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, August 20, 2019** at:

FAME CONFERENCE AND EXPO CENTER
1968 WEST ADAMS BOULEVARD, MEETING 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) 978-1128 or by e-mail at apcsouthla@lacity.org.