

OFFICIAL
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission Minutes
Tuesday, August 6, 2019
Los Angeles Department of Water and Power
Crenshaw Customer Service Center
4030 Crenshaw Boulevard
Los Angeles, California 90008

MINUTES OF THE SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. **TO LISTEN TO THE AUDIO FILE:** UNDER General Info, **SELECT COMMISSIONS & HEARINGS, SOUTH LOS ANGELES, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE "AUDIO" BUTTON.**

The meeting was called to order at 4:30 p.m. with Commission President Eric Bates, Vice President Gail Willis, Commissioners Antoinette Anderson, Jacqueline Orozco and Stevie Stern in attendance.

Also present were Michelle Singh, Senior City Planner representing the Director of Planning; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant and Bianca Gonzalez, Commission Office Staff.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Director's Report:** Michelle Singh, Senior City Planner, had no report.
- **Advanced Calendar:** Commissioner Anderson will be absent from the October 15, 2019 meeting.
- **Commission Request:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Orozco moved to approve the minutes of July 2, 2019. Commissioner Anderson seconded the motion and the vote proceeded as follows:

Moved: Orozco
Second: Anderson
Ayes: Stern, Willis
Absent: Bates

Vote: 4 – 0

MOTION PASSED

- **Approval of the Minutes:** Commissioner Bates moved to approve the minutes of July 16, 2019. Commissioner Stern seconded the motion and the vote proceeded as follows:

Moved: Bates
Second: Stern
Ayes: Anderson, Orozco, Willis

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by any Neighborhood Council representative.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No one from the public requested to address the Commission.

ITEM NO. 4

RECONSIDERATION

There were no request for reconsideration.

ITEM NO. 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

IN ATTENDANCE:

Charlie Rausch, Associate Zoning Administrator; Nicole Kuklok-Waldman, Collaborate, Incorporate, Applicant/Appellant representative.

MOTION

Commissioner Bates moved to extend the time to act and continue the matter before the South Los Angeles Area Planning Commission meeting on October 15, 2019. Commissioner Willis seconded the motion, and the vote proceeded as follows:

Moved: Bates
Seconded: Willis
Ayes: Anderson, Orozco, Stern

Vote: 5 – 0

MOTION PASSED

ITEM NO. 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)

IN ATTENDANCE:

Henry Chu, Associate Zoning Administrator; Karen Hallock, Champion Real Estate Company, Applicant representative

MOTION

Commissioner Bates moved to extend the time to act and continue the matter before the City Planning Commission meeting on October 10, 2019. Commissioner Stern seconded the motion, and the vote proceeded as follows:

Moved: Bates
Seconded: Stern
Ayes: Anderson, Orozco
Abstain: Willis

Vote: 4 – 1

MOTION PASSED

ITEM NO. 7

VTT-82401-CN-1A

CEQA: ENV-2018-6631-CE

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

PUBLIC HEARING HELD

PROJECT SITE: 3844 West 27th Street

IN ATTENDANCE:

Michelle Carter, City Planning Associate; Sami Kohanim, Land Use Developers Corporation, Applicant representative; Raymond Fujioka, Appellant; Jordan Beroukhim representing the Office of Councilmember Herb Wesson, Jr.

MOTION:

Commissioner Willis put forth the actions below in conjunction with the approval of the following 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.

1. **Determine**, 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;
2. **Deny** the appeal and **sustain** the May 21, 2019, Deputy Advisory Agency's determination to approve, pursuant to Section 17.15, of the Los Angeles Municipal Code, a Vesting Tentative Tract to allow for the subdivision of one lot into a 25-unit condominium development; and
3. **Adopt** the Conditions of Approval and Findings of the Deputy Advisory Agency.

The motion was seconded by Commissioner Orozco and the vote proceeded as follows:

Moved: Willis
Seconded: Orozco
Ayes: Anderson, Bates, Orozco, Stern

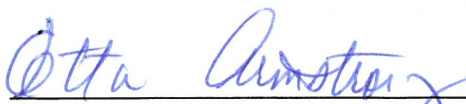
Vote: 5 – 0

MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning President Bates, adjourned at 6:14 p.m.



Eric Bates, President
South Los Angeles Area Planning Commission



Etta Armstrong, Commission Executive Assistant
South Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 17 2019

CITY PLANNING DEPARTMENT
COMMISSION OFFICE