

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission
Tuesday, November 17, 2015
Constituent Service Center
8475 South Vermont Avenue Los Angeles, California 90044

MINUTES OF SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission Vice President Eric D. Bates at 4:37p.m.
Commissioners present: Antoinette Anderson, Jaqueline Orozco
Commissioners absent: Stevie Stern, Gail Willis

1. DIRECTOR'S REPORT

A. Council actions and schedule

Senior Planner, Conni Palini-Tipton, noted that since the last meeting, the City Council has adopted a community plan update. Within a few months the Planning Department has adopted two new updates for the Sylmar and Granada Hills areas. Currently, the Planning Department is in the process of updating the West Adams, South Los Angeles, and Southeast Los Angeles community plans and will be focusing on the West Adams Community Plan next.

B. Other items of interest:
No Items of Interest

2. COMMISSION BUSINESS

A. Advance Calendar

No addition to the advance calendar.

B. Commission Request:

There was an introduction of the new Commission Executive Assistant I, Renee Glasco, for the South Area Planning Commission.

C. Minutes of Meeting

The minutes were postponed to the next regular commission meeting.

3. ZA-2014-4308-CU-1A

CEQA: ENV-2014-4309-MND

Plan: Southeast Los Angeles

Council District: 15 – Buscaino

Expiration Date: 11-17-15 (ext)

Appeal Status: Not further appealable

PUBLIC HEARING – CONTINUED FROM OCTOBER 6, 2015

PROJECT LOCATION: 600 E. IMPERIAL HIGHWAY

PROJECT DESCRIPTION:

Commercial Corner Development proposed for a change of use from a Laundromat to a Convenience Store (7-Eleven Mini Market).

Applicant: Christine Reeder, 7-Eleven, Inc.
Representative: Armen D. Ross, The Ross Group, Inc.

Appellant: Same

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to approve a Conditional Use Permit to permit specified deviations from the Mini Shopping Center/Commercial Corner Development regulations to allow hours of operation between 11 p.m. and 7 a.m.; to permit less than the required minimum 50 percent transparent windows of exterior walls facing adjacent streets otherwise required by Section 12.22-A,23(a)(3); and to permit a landscaped setback less than the minimum 5 feet landscape setback otherwise required by Section 12.22-A,23(a)(10)(i). Consideration of Mitigated Negative Declaration No. **ENV-2014-4309-MND**.

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator's decision to **approve** a Conditional Use to permit specified deviations from the Mini Shopping Center/Commercial Corner Development regulations to allow hours of operation between 11 p.m. and 7 a.m.; to permit less than the required minimum 50 percent transparent windows of exterior walls facing adjacent streets otherwise required by Section 12.22-A,23(a)(3); and to permit a landscaped setback less than the minimum 5 feet landscape setback otherwise required by Section 12.22-A,23(a)(10)(i).
4. **Adopt** Mitigated Negative Declaration No. **ENV-2014-4309-MND**.

Staff: Fernando Tovar (213) 978-1318

DISCUSSION:

City Planning Staff, Frank Quon, presented the appeal case. However, he offered alternative language for the Conditions of Approval and Findings in the event the commissioners overturn the Zoning Administrator's decision. The Commissioners followed up with clarifying questions.

The meeting went in to recess at 5:11p.m.

The meeting reconvene and it was chaired by Commission President Gail Willis at 5:36p.m.
Commissioners Present: Eric D. Bates, Antoinette Anderson
Commissioners Absent: Stevie Stern; and Jaqueline Orozco

Commissioner Willis called for the staff report regarding the above case. The City Planner presented the recap of the appeal.

The representative for the applicant gave a presentation in support of the appeal and requested extended hours of operations for a 7-Eleven convenience store. Several speakers spoke against the project. .

Motion:

To reopen the Public Comment period for case no: ZA-2014-4308-CU-1A.

Moved by:	Commissioner Bates
Seconded by:	Commissioner Willis
Ayes	Commissioner Anderson
Absent:	Commissioner Stern and Commissioner Orozco

Several testimonies were heard during the public comment period. Rebuttal time was given to the applicant's representative. The Commissioners asked clarifying questions of the applicant's representative. A delegate from Council District 15 spoke in regards to the Councilmember's support of the appeal with specific conditions agreed upon between the Councilmember and Los Angeles Police Department [LAPD]. Testimony was given of how the Councilmember and LAPD were excited to have a stable tenant that would have resources and be an accountable business operator. Commissioner Willis closed the public comments period and asked for last remarks from the City Planner.

The Commission deliberated and formed a motion.

Motion:

Grant the appeal in part, to modify the conditions of approval; sustain the decision of the Zoning Administrator to approve the Conditional Use permit to allow 24 hours operations of the 7-Eleven convenience store along with conditions of approval; to permit less than the required minimum 50 percent transparent windows of exterior walls facing adjacent streets otherwise required by Section 12.22-A,23(a)(3); and to permit a landscaped setback less than the minimum 5 feet landscape setback otherwise required by Section 12.22-A,23(a)(10)(i). Adopt the amended findings of the Zoning Administrative and Adopt Mitigated Negative Declaration No. ENV-2014-4309-MND.

Moved:	Commissioner Bates
Seconded:	Commissioner Willis
Ayes:	Commissioner Andersons
Absent:	Commissioners Orozco and Stern

Vote: 3 – 0

4. **PUBLIC COMMENT PERIOD**
No speakers.

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 6:28P.M.



Gail A. Willis, President
South Los Angeles Area Planning Commission



Renee Glasco, Commission Executive Assistant I
South Los Angeles Area Planning Commission

Adopted: **DECEMBER. 15, 2015**