

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MAY 3, 2016 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CA 90044**

Gail Willis, President
Eric D. Bates, Vice President
Antoinette Anderson, Commissioner
Jaqueline Orozco, Commissioner
Stevie Stern, Commissioner

Renee Glasco, Commission Executive Assistant I
(213) 978-1300

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.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org>.

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.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this 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.

GLOSSARY OF ENVIRONMENTAL TERMS:
CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – March 1, 2016

3. **APCS-2015-4494-VZC**

CEQA: ENV-2015-4495-MND

Community Plan: Southeast Los Angeles

Council District No.: 9 - Price

Expiration Date: June 27, 2016

Appeal Status: Further Appealable to City Council, if ZC is denied

PUBLIC HEARING

LOCATION: 1010 East Jefferson Boulevard

Proposed Project

The proposed project will include the preservation and restoration of the historic Angelus Funeral Home, including the addition of new floor area to the existing funeral home, and the construction, use, and maintenance of two new four-story, residential buildings, consisting of 41 dwelling units, including 40 affordable dwelling units restricted to Very Low and Low Income Households, and one unrestricted Manager's Unit within a total of three residential buildings on a 30,100 square-foot site. The new buildings will observe a maximum height of 50 feet. A total of 42 on-site parking spaces will be provided within one level of subterranean parking and 41 bicycle parking spaces are proposed. The project will provide approximately 6,700 square feet of open space. Approximately 8,000 cubic yards of dirt will be exported from the site.

Requested Action:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-Q, a Vesting Zone Change from M1-1 to (T)(Q)CM-1;
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the Mitigated Negative Declaration No. **ENV-2015-4495-MND** for the above referenced project; and
3. Pursuant to Sections 21081.6, the adoption of a Mitigation Monitoring Program for ENV-2015-4495-MND.

APPLICANT: William Harris, Hollywood Community Housing Corporation

Representative: Christopher Murray, Rosenheim & Associates, Inc.

Recommended Action:

1. **Approve and recommend that the City Council adopt the Vesting Zone Change** from M1-1 to (T)(Q)CM-1 with the attached conditions of approval;
2. **Adopt** the attached Findings;
3. **Adopt** the Mitigated Negative Declaration No. ENV-2015-4495-MND;
4. **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-4495-MND;
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and,
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

Staff: Heather Bleemers (213) 978-0042

4. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the South Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, May 17, 2016** at

Constituent Service Center
8475 South Vermont Avenue
Los Angeles, California 90044

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 <mailto:APCSouthla@lacity.org>.