

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission
Tuesday, May 3, 2016
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 President Gail Willis at 4:40P.M.

Commissioners Present: Jaqueline Orozco, and Stevie Stern

Commissioners Absent: Antoinette Anderson, and Eric Bates

1. DEPARTMENTAL REPORT

Senior Planner, Conni Pallini-Tipton, presented an update on the Community Plan Program. She stated that the West-Adams Community Plan is moving forward to City Adoption. The Senior Planner also stated that the Environmental Impact Report (EIR) for the Hollywood Community Plan will be reinstated.

2. COMMISSION BUSINESS

A. Advance Calendar

There were no changes nor additions to the advance calendar.

B. Commission Request:

Commission Executive Assistant, Renee Glasco, announced her transfer to the West Los Angeles Commission, and the arrival of Randa Hanna, for the next commission meeting.

B. Minutes of Meeting

Motion:

To approve the minutes for March 1, 2016

Moved: Stern

Seconded: Willis

Ayes: Orozco

Absent: Anderson, and Bates

Vote: 3-0

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

Discussion:

Project Planner, Heather Bleemers, presented the report of the proposed project for recommendation by the South Los Angeles Commission. She described the nature of the Vesting Zone Change regarding the development of the property, its usage, and Bureau of Engineering (BOE) request for the needed improvements. The Project Planner stated that there were no opposition against the project.

She announced one technical change to the Mitigated Negative Declaration (MND) report of added language that was omitted.

The commission gave (2) two minutes to the applicant to speak. The commission asked detail questions regarding the structure of the project. Paloma Perez-McEvoy, a council representative of Council District 9, spoke in support the project. The commission asked the Project Planner for concluding remarks. Seeing there were none, the commission began to deliberate toward a motion.

MOTION:

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, as modified to the technical language added;
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.

Moved: Stern

Seconded: Orozco

Ayes: Willis

Absent: Anderson, and Bates

Vote: 3 - 0

4. **PUBLIC COMMENT PERIOD**

There were no speakers for the public comment.

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 5:05P.M.

A handwritten signature in black ink, appearing to read 'Gail Willis', written over a horizontal line.

Gail Willis, President
South Los Angeles Area Planning Commission

A handwritten signature in black ink, appearing to read 'Renee Glasco', written over a horizontal line.

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

ADOPTED

CITY OF LOS ANGELES

MAY 17 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**