

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, OCTOBER 18, 2016, AFTER 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): 4, 5, 6, and 7**

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 online at [planning.lacity.org](http://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 90<sup>th</sup> 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 – July 19, 2016

3. **NEIGHBORHOOD COUNCIL PARTICIPATION**

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.

4. **ZA-2015-3964-CU-1A**

**CEQA:** ENV-2015-3965-MND

**Community Plan:** West Adams - Baldwin Hills - Leimert

**Council District No.:** 10 - Wesson

**Expiration:** October 30, 2016

**Appeal Status:** Not Further Appealable

**LOCATION: 5760 WEST RODEO ROAD**

**Appeal:**

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W, 4, a conditional use to permit a deviation from operating conditions established by LAMC Section 12.22-A,28, for Automotive Use Regulations in conjunction with the proposed car wash hours of operation of 8:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 7:00 p.m. Sunday in lieu of the permitted hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 8:00 p.m. Saturday and 11:00 a.m. to 8:00 p.m. Sunday, and

The Zoning Administrator's decision to deny, pursuant to LAMC Section 12.24-W, 27, a conditional use to permit the construction, use, and maintenance of an automated 5,407 square-foot express car wash with twenty vacuum/pay stations and a 2,552 square-foot two-story ancillary management office building with a total of 27 parking spaces located on a lot subject to Commercial Corner Development regulations wherein the car wash use is not permitted by right pursuant to LAMC Section 12.22-A,23, and the Zoning Administrator's decision to not adopt the Mitigated Negative Declaration, ENV-2015-3965-MND, as the environmental clearance for the request.

**APPLICANT: Farzad Nourollah, FN Property Investment, LLC**

Representative: Benjamin Reznik/Daniel Freedman of JMBM

**APPELLANT: Same**

**Recommended Action:**

1. **Do Not Adopt** the Mitigated Negative Declaration, **ENV-2015-3965-MND**, as the environmental clearance for the request.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to Deny:
  - a. a conditional use to permit a deviation from operating conditions for Automotive Use Regulations in conjunction with the proposed car wash hours of operation of 8:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 7:00 p.m. Sunday in lieu of the permitted hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 8:00 p.m. Saturday and 11:00 a.m. to 8:00 p.m. Sunday, and
  - b. a conditional use to permit the construction, use, and maintenance of an automated 5,407 square-foot express car wash with twenty vacuum/pay stations and a 2,552 square-foot two-story ancillary management office building with a total of 27 parking spaces located on a lot subject to Commercial Corner Development regulations wherein the car wash use is not permitted by right.
4. **Adopt** the findings of the Zoning Administrator.

**Planning Staff:** Lourdes Green (213) 978-1313

5. **ZA-2014-0397-PAD-1A**

**CEQA:** ENV-2010-1763-MND-REC1  
**Community Plan:** South Los Angeles  
**Council District No.:** 1 - Cedillo

**Expiration:** October 18, 2016  
**Appeal Status:** Not Further Appealable

**LOCATION: 1605 SOUTH CATALINA STREET**

**Appeal:**

An appeal, in part, of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Sections 12.24-L and M, a deemed-to-be approved Conditional Use status and Approval of Plans to allow the continued use and maintenance of an existing crematory, chapel and columbarium, a 1,920 square-foot portion of an outdoor columbarium and the Mitigated Negative Declaration No. **ENV-2010-1763-MND-REC1**. The following Condition of Approval, which prohibits memorial services, is being appealed:

7. There shall be no mortuary operation, embalming of human remains, or associated memorial service on site.

**APPLICANT:** Henry Chun, Community Funeral Services, Inc. dba Daehan Mortuary  
Representative: Danny Lee, Funeral Director, Community Funeral Services, Inc. dba Daehan Mortuary

**APPELLANT # 1:** Henry Chun, Community Funeral Services, Inc. dba Daehan Mortuary  
Representative: Danny Lee, Funeral Director, Community Funeral Services, Inc. dba Daehan Mortuary

**APPELLANT # 2:** William Kim  
Representative: Michael Gonzales, Gonzales Law

**Recommended Action:**

1. **Adopt** the Mitigated Negative Declaration No. **ENV-2010-1763-MND-REC1**, as the environmental clearance for the request.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to approve a deemed-to-be approved Conditional Use status and Approval of Plans to allow the continued use and maintenance of an existing crematory, chapel and columbarium, a 1,920 square-foot portion of an outdoor columbarium.
4. **Adopt** the Findings.

**Planning Staff:** Jack Chiang (213) 978-0195

6. **ZA-2014-3295-CU-1A**

**CEQA:** ENV-2014-3296-MND

**Community Plan:** South Los Angeles

**Council District No.:** 8 – Harris-Dawson

**Related Case:** AA-2014-3294-PMLA-SL-1A

**Expiration:** October 23, 2016

**Appeal Status:** Not Further Appealable

**LOCATION:** 1155 WEST 36<sup>th</sup> PLACE

**Appeal:**

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,52, a conditional use to permit dwelling units having five or more habitable rooms within the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District, in conjunction with the construction of four new Small Lot Single-Family dwellings in the RD1.5-1 Zone; and to adopt the Mitigated Negative Declaration, **ENV-2014-3296-MND**, as the environmental clearance for the request.

**APPLICANT:** Aaron Belliston, BMR Enterprises  
Representative: Kamran Kazemi, Tala Associates

**APPELLANT:** James Childs, West Adams Heritage Association-WAHA

**Recommended Action:**

1. **Adopt** the Mitigated Negative Declaration, ENV-2014-3296-MND, as the environmental clearance for the request.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to approve a conditional use to permit dwelling units having five or more habitable rooms within the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District, in conjunction with the construction of four new Small Lot Single-Family dwellings in the RD1.5-1 Zone.
4. **Adopt** the Findings.

**Planning Staff:** David Weintraub (213) 978-3304

7. [AA-2014-3294-PMLA-SL-1A](#)

**CEQA:** ENV-2014-3296-MND

**Community Plan:** South Los Angeles

**Council District No.:** 8 – Harris-Dawson

**Related Case:** ZA-2014-3295-CU-1A

**Expiration:** October 18, 2016

**Appeal Status:** Not Further Appealable

**LOCATION:** 1155 and 1157 West 36<sup>th</sup> Place

**Proposed Project:**

A proposed subdivision of a single lot to create 4 lots and the construction of one single-family dwelling units on each lot, with a total of 14 parking spaces. Project also proposes the demolition of two dwelling units and a detached garage.

**Appeal:**

An appeal of the entire decision by the Deputy Advisory Agency in approving, pursuant to Section 17.50 of the Los Angeles Municipal Code, and the Small Lot Subdivision Ordinance, No.176,354, a Preliminary Parcel Map to subdivide one lot into 4 lots in order to construct 4 single-family small lot subdivision units.

**APPLICANT:** Charles Kim

Representative: Aaron Belliston, BMR Enterprises

**APPELLANT:** James Childs, West Adams Heritage Association (W.A.H.A.)

**Recommended Action:**

1. **Adopt** the Mitigated Negative Declaration, ENV-2014-3296-MND, as the environmental clearance for the request.
2. **Deny** the Appeal on AA-2014-3294-PMLA-SL.
3. **Sustain** the action of the Deputy Advisory Agency.
4. **Adopt** the findings of the Deputy Advisory Agency.

**City Planner:** Griselda Gonzalez (323) 978-1210

8. **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, November 1, 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 .