

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Los Angeles Area Planning Commission
Tuesday, October 18, 2016
Constituent Service Center
8475 South Vermont Avenue Los Angeles, California 90044

MINUTES OF SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN 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 ONLINE AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Gail Willis at 5:17p.m.

Commissioners present:
Antoinette Anderson
Jaqueline Orozco
Stevie Stern

Commissioner absent:
Eric Bates, Vice President

1. DEPARTMENTAL REPORT

Connie Tipton, planning staff, reported on the staff hearing for Affordable Housing Linkage Fee meeting that will be held on October 19, 2016, at Deaton Auditorium. She concluded the departmental report by saying that the South Los Angeles and Southeast Community Plan will be release a draft Environment Impact Report (EIR), and it will be online to view for the public to view next month.

2. COMMISSION BUSINESS

A. Advance Calendar

Motion:

To not hold a regularly scheduled Commission meeting on December 20, 2016, to the upcoming holiday.

Moved: Anderson

Seconded: Willis

Ayes: Orozco and Stern

Absent: Bates

Vote: 4 - 0

B. Commission Request:

There were no commission's request

C. Minutes of Meeting

Motion:

Approve the minutes for July 5, 2016, and July 19, 2016

Moved: Anderson

Seconded: Willis

Ayes: Orozco

Abstain: Stern

Absent: Bates

Vote: 4 - 0

3. **NEIGHBORHOOD COUNCIL**

There were no representation from Neighborhood Council on any related items listed on the October 18, 2016 agenda.

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

CEQA: ENV-2015-3965-MND

Plan Area: West Adams - Baldwin
Hills - Leimert

Council District No.: 10 - Wesson

Last Day to Act: 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.

Staff: Lourdes Green, Associate Zoning Administrator
 (213) 978-1313
 Lourdes.Green@lacity.org

Discussion:

Lourdes Green, Planning Staff defined the conditional use of the project with key elements of the case location and use of the property by showing a visual maps. She stated that this project is incapable in the use for this area. The commission called for the appellant/appellant's representative to speak for five (5) minutes to express reason for the appeal. The appellant gave a further analysis of the project. The Commission opened the public comment period for two minutes for each speaker. There were four (4) members of the public to speak for the appeal. There were many members of the community who came to speak against the appeal. Jordan Beroukhim, a representative of Council District 10, spoke in support of the planning staff recommendation in denying the appeal.

Rebuttal time of three (3) minutes was given to appellant, and the planning staff had final remarks regarding the case. The public comment period was closed and the commission deliberated over testimonies heard. There was a motion placed on the floor.

Motion:

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 conditional use (Section 12.24W 27 of the Municipal Code) 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. **Accept** applicant/appellant's withdrawal, pursuant to Los Angeles Municipal Code section 11.5.9, of a request for a deviation of hours from Automotive Use Regulations which no longer requires a conditional use (Section 12.24 W 4 of the Municipal Code) and which requires no further action by the Area Planning Commission.
5. **Adopt** the findings of the Zoning Administrator for the conditional use subject to Section 12.24 W 27 of the Municipal Code.

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

Vote; 4 - 0

The commission recessed the meeting at 6:48, and reconvened at 7:00. The commission president called the meeting back to order and continued with the agenda as outlined.

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

CEQA: ENV-2010-1763-MND-REC1

Plan Area: South Los Angeles

Council District No.: 1 - Cedillo

Last Day to Act: 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

Discussion:

Jack Chiang, Planning Staff, began by presenting the appellant #1 appeal against the planning staff condition of approval for item no. 7, and appellant #2 appeal. Planning Staff brought into discussion the background of the case and clarifying point of the mortuary operation associated with memorial services onsite. The commission asked questions to the planning staff. The commission called up appellant #1 to speak on the appeal of Condition No. 7 for five (5) minutes. Appellant #2 was given the same opportunity to speak who were was against the entire appeal.

The public comment period was opened, and the public was given seven (7) minutes to speak who were for the appeal. Sergio Infanzon, a representative from Councilman Gilbert Cedillo office, Council District 1, stated that the councilman could not give his support at this time. The commission allowed three (3) minutes for each appellant to rebut, and the planning staff gave their last remarks about the case. The commission asked further questions to understand the business operations. The public comment period was closed to begin opened deliberations. Following deliberations, a motion was placed on the floor.

Motion:

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 action of the Zoning Administrator dated May 25, 2016 on a Letter of Clarification to modify Condition No. 7 of ZA 2014-397-PAD prohibiting a mortuary operation on-site and permitting viewing and funeral services associated with on-site cremation only.
4. **Recommend** a new condition requiring the applicant to file for a plan approval for condition compliance review after 12 month and not before 18 month from the effective date of South Los Angeles Area Planning Commission decision.
5. **Adopt** the attached Findings, as modified.

Moved: Orozco

Seconded: Stern

Ayes: Anderson

Nays: Willis

Absent: Bates

The commission recessed the meeting at 8:38p.m, and reconvened at 8:48p.m. The commission president called the meeting back to order and announced that Item No. 6 and Item No. 7 will be heard simultaneously.

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

CEQA: ENV-2014-3296-MND

Plan Area: South Los Angeles

Council District No.: 8 – Harris-Dawson

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

Last Day to Act: October 23, 2016

Appeal Status: Not Further Appealable

LOCATION: 1155 West 36th Place

Appeal:

An appeal of the Zoning Administrator's determination 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

Discussion:

Commissioner Stevie Stern recued herself from hearing testimony for Item No. 6 and Item No. 7. The commission maintained a quorum and the Commission President called for the planning staff to present their reports. Griselda Gonzalez of Planning Staff, gave a descriptive report about the small lots subdivision, and its findings. The Zoning Administrator, David Weintraub, present his review of dwelling units of the four new small lots and the eight parking spaces. The Zoning Administrator noted that page 5 of the original appeal packet was missing.

The Commission President called for the appellant's representative from the West Adams Heritage Association to speak for five (5) minutes, and the appellant was given two (2) minutes to express reason for the appeal. The applicant/appellant was given (7) minutes to present its case regarding the project. The public comment period was opened and there were five (5) members of the public were given four (4) minutes to speak for the appeal.

The commission recessed the meeting at 9:30p.m, reconvened at 9:35p.m. and continued as outlined.

The commission continued with the public comment allowing four (4) members of the public to speak against the appeal for four (4) minutes. Lynell Washington from Council District 8, commented on the Planning's Department Staff Report and stated that Councilman Harris-Dawson is in support of this project.

The rebuttal time of (5) minutes was given to the appellants and the applicant/appellant. Following the final remarks of the planning staff, the commission closed the public comment period. The commission conducted open deliberations on testimonies heard, and a motion was placed on the floor.

Motion:

Adopt the recommended action of the Planning Staff.

Moved: Orozco

Seconded: Willis

Ayes: Anderson

Recued Stern

Absent: Bates

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 36th 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

Motion:

Adopt the recommended action of the Planning Staff.

Moved: Orozco

Seconded: Anderson

Ayes: Willis


Recused: Stern

Absent: Bates

8. **PUBLIC COMMENT PERIOD**

There were two (2) speakers for the public comment.

There being no further business to come before the South Los Angeles Area Planning Commission, the meeting adjourned at 10:31p.m.



Gail Willis, President
South Los Angeles Area Planning Commission

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

ADOPTED
CITY OF LOS ANGELES

JAN 17 2017

CITY PLANNING DEPARTMENT
COMMISSION OFFICE