

**SOUTH LOS ANGELES AREA PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**TUESDAY, MAY 21, 2019, AFTER 4:30 P.M.**  
**CENTRAL AVENUE CONSTITUENT SERVICES CENTER**  
**COMMUNITY MEETING ROOM**  
**4301 SOUTH CENTRAL AVENUE**  
**LOS ANGELES, CA 90011**

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

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I  
[apcsouthla@lacity.org](mailto:apcsouthla@lacity.org)  
(213) 978-1128

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **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.**

Written submissions are governed by Rule 4.3 of the South Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **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.**

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 **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1128 or by email at [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org)

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

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>. Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Los Angeles", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

*Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300*

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests

2. **NEIGHBORHOOD COUNCIL**

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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period. Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **ZA-2016-1630-CUB-1A**

CEQA: ENV-2016-1631-CE  
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson  
Last Day to Act: 06-12-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2595 South Hoover Street, Suite B

**PROPOSED PROJECT:**

A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,550 square-foot restaurant with 32 indoor seats and proposed hours of operation from 7:00 a.m. to 11:00 p.m., daily.

**APPEAL:**

Appeal of the March 14, 2019, Zoning Administrator's determination which:

1. Determined based on the whole record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and,
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant.

**Applicant:** Paras Bhakta, Hoover Adams Holdings, LLC  
Representative: Ellia Thompson, Ervin Cohen and Jessup

**Appellant:** Jim Childs, North University Park Community Association (NUPCA)

**Staff:** Henry Chu, Associate Zoning Administrator

6. [ZA-2018-2157-CU-1A](#)  
CEQA: ENV-2018-2158-CE  
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson  
Last Day to Act: 05-22-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5803-5815 South Normandie Avenue; 1410-1422 West 58<sup>th</sup> Street

**PROPOSED PROJECT:**

The demolition of existing structures and the construction of a new 3,985 square foot, fully automated drive-through carwash and 22 vacuum station stalls on a 22,166 square foot lot at the southwest corner of Normandie Avenue and West 58<sup>th</sup> Street in the [Q]CM-1 Zone.

**APPEAL:**

Partial appeal of the February 21, 2019, Zoning Administrator's determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to Guidelines, Section 15300.2 applies; and,
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.27, a Conditional Use to allow the construction of a new 3,985 square foot, fully automated drive-through car wash with a maximum of 22 vacuum stalls on a 22,166 square foot lot in the [Q]CM-1 Zone, and to allow deviation from Commercial Corner Development Regulations for building transparency of 22 percent in lieu of the required 50 by LAMC Section 12.22.A.23; and,
3. Denied, pursuant to LAMC Section 12.24 W.27, a deviation from the Commercial Corner Development Regulations for a reduction in the landscape requirement to 0-feet in lieu of the 5-feet along West 58<sup>th</sup> Street as required by LAMC.

**Applicant:** Moon Hee Lee  
Representative: C. Dennis Lee, LeedCo Engineers, Incorporated

**Appellant:** Moon Hee Lee  
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Incorporated

**Staff:** David S. Weintraub, Associate Zoning Administrator

The next regular meeting of the South Los Angeles Area Planning Commission will be held at  
**4:30 p.m. on Tuesday, June 4, 2019** at

**DEPARTMENT OF WATER AND POWER  
CRENSHAW CUSTOMER SERVICE CENTER  
4030 CRENSHAW BOULEVARD  
LOS ANGELES, CA 90008**

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 [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org).