

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, SEPTEMBER 17, 2019, AFTER 4:30 P.M.  
FAME CONFERENCE AND EXPO CENTER  
1968 WEST ADAMS BOULEVARD, MEETING ROOM A  
LOS ANGELES, CA 90018**

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) working 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 North Main Street, Los Angeles, California, 90012 and are online at <http://planning.lacity.org>.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Los Angeles", "Agendas", under the specific meeting date. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, California, 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – August 6, 2019

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 it **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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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-2017-4169-ZV-ZAA-ZAI-SPR-1A](#)**

Wesson, Jr.

CEQA: ENV-2017-4170-MND

Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 –

Last Day to Act: 11-02-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5950 West Jefferson Boulevard

**PROPOSED PROJECT:**

The proposed project involves the demolition of a 20,059 square foot office and industrial building and the construction, use, and maintenance of a four-story, 69,483 square foot commercial building with office, retail, and restaurant uses. The proposed project includes approximately 59,509 square feet of office uses, 4,393 square feet of ground floor building services, 5,581 square feet of retail and restaurant

space, 10,955 square feet of outdoor/terrace area and a total of approximately 176 parking spaces provided in one level of subterranean parking, ground floor parking, and four levels of stacked parking above grade.

The South Los Angeles Area Planning Commission shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-4170-MND, all comments received, the imposition of mitigation measures, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

**APPEAL:**

A partial appeal of the August 2, 2019, Zoning Administrator's determination which:

1. Disapproved, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator Adjustment to allow an increase of less than 20 percent in Floor Area Ratio from the permitted 1.5:1 to 1.75:1;
2. Disapproved, pursuant to Section 12.27 of the LAMC, a Zone Variance to permit a four-story commercial building in lieu of the otherwise permitted three-stories within height district 1VL;
3. Dismissed, pursuant to Section 16.05 of the LAMC, a Site Plan Review for a development project that results in an increase of 50,000 gross square feet of non-residential floor area;
4. Dismissed, pursuant to Section 12.21 A.2 of the LAMC, a Zoning Administrator Interpretation to clarify that the covered exterior open space provided within the project's balconies, open terrace and entry courtyard are not considered floor area even though partially covered, in line with recent City precedent;

**Applicant/Appellant:** Dean Nucich, 5950 Jefferson LLC  
Representative: Ryan Leaderman, Holland & Knight, LLP

**Staff:** Michelle Carter, City Planning Associate  
(213) 978-1262  
[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)

Charles J. Rausch Jr., Associate Zoning Administrator

6. [DIR-2018-3204-SPR-SPP-1A](#) Council District: 10 –  
Wesson, Jr. Last Day to Act: 09-17-19  
CEQA: ENV-2018-3205-SE  
Plan Area: West Adams-Adams Hills-Leimert

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3650-3700 South Crenshaw Boulevard; 3450-3500 Obama Boulevard

**PROPOSED PROJECT:**

The construction of approximately 648,157 square foot mixed-used building containing 577 residential units and 93,016 square feet of commercial floor area with 934 parking spaces in a 75-foot tall, six-story building. The project massing consists of a basement level that includes the residential parking, a two-story podium that includes parking and commercial space and five building blocks of residential units arranged into five-story parallel structures. The building will contain 74 studio units, 240 one-bedroom units, 242 two-bedroom units, and 21 three-bedroom units.

**APPEAL:**

Appeal of the June 28, 2019, Director of Planning determination which:

1. Determined based on the whole of the administrative record, that the Project is Statutorily Exempt, pursuant to Public Resources Code Section 21155.4, and none of the events specified in Section 21166 have occurred; and
2. Determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the West Adams-Baldwin Hills-Leimert New Community Plan EIR No. ENV-2008-478-EIR SCH No. 2008021013 certified on June 29, 2016 and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration or addendum is required for approval of the Project;
3. Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7 and 16.05:
  - a. Approved a Project Permit Compliance Review for the construction, use and maintenance of a six story, 75-foot tall mixed use project that contains approximately 648,157 square feet of Floor Area on an approximately 288,990 square foot vacant site including 577 dwellings units, 93,016 square feet of commercial uses and 934 parking spaces in one subterranean level and one ground floor level in the C2-2D-SP Zone within Subarea A of the Crenshaw Corridor Specific Plan; and
  - b. Approved a Site Plan Review for a residential development resulting in a net increase of 50 units or more and a development that results in an increase of 50,000 square feet of non-residential floor area.

**Applicant:** Mark Gabay, District Square, LLC  
Representative: Stacey Brenner

**Appellant No. 1:** Crenshaw Subway Coalition & Damien Goodmon

**Appellant No. 2:** Lori Higgins, Mueller Trust

**Staff:** Steve Garcia, City Planning Associate  
[steve.m.garcia@lacity.org](mailto:steve.m.garcia@lacity.org)  
(213) 978-1388

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Tuesday, October 1, 2019** at:

Los Angeles 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) 978-1128 or by e-mail at [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org).