

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**TUESDAY, NOVEMBER 17, 2020 AFTER 4:30 P.M.**

**(via TELECONFERENCE)**

**Meeting presentations will be made available <https://tinyurl.com/SouthAPC11-17-20>  
by November 14, 2020**

**Compliant Day of Submissions will be added to this drive as they are received.**

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  
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:**

**In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the South Los Angeles Area Planning Commission meeting will be conducted entirely telephonically.**

**SOUTH LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT <https://planning-lacity-org.zoom.us/j/85384944202> AND USE MEETING ID: 853 8494 4202 AND PASSCODE 754383.**

**Members of the public who wish to participate in the meeting and offer public comment to the South Los Angeles Area Planning Commission, can either access the link located above or call 1 (669) 900-9128 or 1 (213) 338-8477 and use Meeting ID No. 853 8494 4202 and then press #. Press # again when prompted for participant ID. Please use passcode 754383.**

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.

Written submissions are governed by Rule 4.3 of the South Los Angeles Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "South Los Angeles Area Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org).

**Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org). Photographs do not count toward the page limitation.

**Day of Hearing Submissions** within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org). 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 Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

**Requests for reasonable modification or accommodation from individuals with disabilities**, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1128 or by email at [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org) no later than 72 hours prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

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 agenzized here, 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 and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "South Los Angeles". For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.***

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Minutes – July 21, 2020

2. **NEIGHBORHOOD COUNCIL**

Presentations 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. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [apcsouthla@lacity.org](mailto:apcsouthla@lacity.org). THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

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.

Members of the public who wish to offer public comment to the South Los Angeles Area Planning Commission should call **1 669-900-9128 or 1 213-338-8477** and use Meeting ID No. **853 8494 4202** and **passcode 754383** and then press #. Press # again when prompted for participant ID.

4. **RECONSIDERATIONS**

- a. **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 9.3, provided the Commission retains jurisdiction over the matter.
- b. **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. **CLOSED SESSION**

The Commission may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled *District Square, LLC v. City of Los Angeles*, Los Angeles Superior Court Case No. 20STCP00654.

6. **DIR-2018-3204-SPR-SPP-1A**

CEQA: ENV-2018-3205-SE

Plan Area: West Adams-Adams Hills-Leimert

Council District: 10 – Wesson, Jr.

Last Day to Act: 12-04-20

**PUBLIC HEARING REQUIRED**

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

**SUBJECT:**

The hearing involves the presentation of and request for action by the Commission consistent with a court-issued writ in *District Square, LLC v. City of Los Angeles*, Los Angeles Superior Court Case No. 20STCP00654.

The writ commands the South Los Angeles Area Planning Commission to “set aside, vacate and annul the determination of the Commission at its meeting on November 19, 2019, granting the appeals from [the] decision of the Director of Planning and disapproving the Project; and Approve the Project within 45 days of the issuance of this writ of mandate.”

The Project consists of 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 dwelling units, 93,016 square-feet of commercial uses and 934 parking spaces in 1 subterranean level and 1 ground-floor level in the C2-2D-SP Zone within Subarea A of the Crenshaw Corridor Specific Plan; 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; a determination, 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 a determination, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that 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.

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

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

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

**Staff:** Michelle Singh, Senior City Planner  
[michelle.singh@lacity.org](mailto:michelle.singh@lacity.org)  
(213) 978-1166

The next regular meeting of the South Los Angeles Area Planning Commission will be held on **Tuesday, December 1, 2020 at 4:30 p.m.**

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

Reasonable Accommodations Consistent with Federal and State Law and  
California Governor's Executive Order N-29-20

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours 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).

**Telecommunication Relay Services**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol

Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service ... " when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.