



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: January 15, 2014 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Louie, Helsley, Pedersen, Modugno

Absent: Commissioner Valadez

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Principal Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Helsley/Pedersen – That the agenda for January 15, 2014 be approved.

At the direction of the Chair, the agenda was approved with Commissioners Helsley, Pedersen, Louie and Helsley in favor and Commissioner Valadez being recorded as absent.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

01/15/14

PUBLIC HEARING

Zoning Permits

Project Approved

5. **Project No. 99-104-(2). Applicant: Wassim and Faten Zaky. 7223 - 7301 Santa Fe Ave. Walnut Park Zoned District. a. Conditional Use Permit No. 201100003. To authorize the conversion of an existing 18-unit motel into a 13-unit affordable apartment building and to maintain an existing 19-unit apartment building within the C-3-CRS (Unlimited Commercial – Commercial Residential) Zone within the Florence-Firestone CSD and Roseberry Park Area CSD. b. Housing Permit No. 201200002. To authorize less than required parking for the low income affordable housing units. c. Environmental Assessment No. 201100005. This project is categorically exempt, Class 3 – New Construction or Conversion of Small Structures, pursuant to CEQA reporting requirements.**

Mr. Montgomery presented the staff report with correction that all references throughout the staff report, draft findings and conditions should read as restricted lower-income housing. This was followed by testimony from Carolyn Seitz applicant's representative. She stated that the conversion of the motel to affordable housing would benefit the community, as it would improve the site's aesthetics through renovation and additional landscaping. The existing motel has had significant problems with criminal activity and the conversion would help to significantly reduce this aspect.

Testimony was also provided by Farid Keroles, operator of the motel business and Sameh Meshreky in opposition to the project.

In discussion, Commissioner Louie expressed concerns that the existing Tiki Motel's reputation for drug and prostitution activity was notorious among police officers and community members. This was exacerbated by the motel's willingness to rent rooms by the hour.

Within 90 days of final approval of grant, the motel currently existing on the project site shall cease operations.

Commissioner Helsley requested that conditions of approval be added requiring that a portion of the site's proposed landscaping be accessible as a children's play area, and that a written or photographic log of graffiti removal at the site be kept for three months. In addition, that graffiti should be removed as close to 6:00 a.m. in order to discourage its reoccurrence.

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PUBLIC HEARING (Cont.)

Zoning Permits

Motion/second by Commissioners Pedersen/Helsley – That the Regional Planning Commission close the public hearing and determine that the project is exempt from the California Environmental Quality Act pursuant to a Class 3 categorical exemption, and approve Conditional Use Permit No. 201100003 and Housing Permit No. 201200002 with findings and conditions of approval and modifications to: 1) all references to low-income housing be referred to as lower income housing in staff report; 2) in the event of graffiti or other markings occurring, the permittee shall remove within 24 hours at 6:00 a.m. in order to discourage its reoccurrence and that a written or photographic log of graffiti removal at the site be kept for three months; and 3) portion of the site's proposed landscaping be accessible as a children's play area. The appeal period for this item ends on Wednesday, January 29, 2014.

At the direction of the Chair, the item passes with Commissioners Pedersen, Helsley, Louie and Modugno in favor and with Commissioner Valadez being recorded as absent.

PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

7. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

8. Commission/Counsel/Director Reports

Commissioner Helsley announced that his wife Nancy Lee Helsley was reappointed to Resource Conservation District of the Santa Monica Mountains. Congratulations were given on behalf of the Regional Planning Commission.

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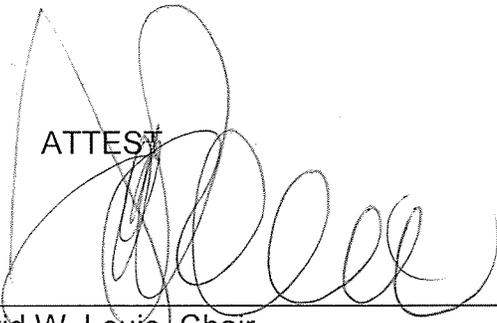
ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 9:40 a.m. to Wednesday, January 22, 2014.



Rosie O. Ruiz, Commission Secretary

ATTEST


David W. Louie, Chair

APPROVE


Sorin H. Alexanian, Deputy Director
Current Planning Division