

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

**TUESDAY, JANUARY 4, 2005, 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

Frederick L. Jackson, President
James E. Silcott, Vice President
Bettie Joann McKinney, Commissioner
D'Ann M. Morris, Commissioner
Cecilia Nunez, Commissioner

James Williams, Commission Executive Assistant I
(213) 978-1296; FAX (213) 978-1029

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.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS. 3 AND 4.

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.cityofla.org/pln/index.htm>

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 agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration

CE - Categorical Exemption

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. ZA 2004-4222-ZV-ZAA-1A

CEQA: ENV 2004-4223-CE

Plan: Southeast Los Angeles

Council District: 15

Location: 403 East 109th Street

Expiration Date: 1/26/05

Status of Appeal: Variance is further appealable, if granted; ZAA is not further appealable.

AN APPEAL of the Zoning Administrator's denials of: 1) a Variance, pursuant to Charter Section 562 and LAMC Section 12.27, from Sections 12.09.A and 12.21-A,4(a) of the Code to permit the continued use and maintenance of four dwelling units in the R2 Zone, with four parking spaces in lieu of the required six spaces; and , 2) a Zoning Administrator's Adjustment, pursuant to Los Angeles Municipal Code Section 12.28-A, from Section 12.09-C,1, of the Code to allow a reduced front yard of 0-foot in lieu of the required 20 feet.

APPLICANT: Charlene Ferguson
King Woods, Representative

APPELLANT: Michele Chambers

STAFF RECOMMENDS DENIAL OF APPEAL
Anik Charron, (213) 978-1307

4. **ZA 2004-2548-CUB-1A**

CEQA: ENV 2004-2549-ND

Plan: Southeast Los Angeles

Council District: 8

Location: 4375 South Van Ness Avenue

Expiration Date: 1/08/05

Status of Appeal: Not further appealable

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's approval, pursuant to 12.24-W1 and Ordinance No. 171,681, of a conditional Use for the sale and dispensing of beer and wine only for off-site consumption, in conjunction with an existing 6,268 sq. ft. grocery market in a C2-1 zone.

APPLICANT: Michelle Kim
King Woods, Representative

APPELLANT: George Graham for Community Coalition for Substance Abuse, Prevention and Treatment

STAFF RECOMMENDS DENIAL OF APPEAL
R. Nicolas Brown, (213) 978-1314

5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (3) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the South Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on, **Tuesday, January 18, 2005**

Constituent Services Center
8475 S. Vermont Avenue
Los Angeles, California 90044

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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1296.