

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

**TUESDAY, AUGUST 02, 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

Fely C. Pingol, Commission Executive Assistant  
(213) 978-1294; 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 NO. 4, 5, AND 6:**

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 agendized 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 agendized 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 90<sup>th</sup> 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. **ELECTION OF OFFICERS**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **ZA 2005-0257(ZV)-1A**

**CEQA:** ENV 2004-3146-CE

**Plan:** South Los Angeles

**Council District:** 1

**Location:** 1425-1427 West 24<sup>th</sup> Street

**Expiration Date:** 08/23/05

**Status of Appeal:** Further appealable if granted

**PUBLIC HEARING**

**AN APPEAL** from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance to permit a bar, shoe fabricator, pool hall, and projecting business sign in the RD2-1-HPOZ Zone.

**APPLICANT:** Nancy Ramirez  
Armando H. Chavira, Representative

**APPELLANT:** Nancy Ramirez  
Armando H. Chavira, Representative

**STAFF RECOMMENDS DENIAL OF APPEAL**  
Daniel Green (213) 978-1304

5. **ZA 2005-0290(CU)-1A**

**CEQA:** ENV 2004-0291-MND

**Plan:** Southeast Los Angeles

**Council District:** 9

**Location:** 5800 - 5802 South Broadway

**Expiration Date:** 08/20/05

**Status of Appeal:** Not further appealable to City Council

PUBLIC HEARING

**AN APPEAL** from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,27, of a Conditional Use to permit specified deviations from the requirements of Section 12.22A,23(a), and allow a 2,792 square-foot car wash facility, including a hand car wash, detailing and sale automotive car care supplies and not to provide a 5-foot landscape buffer along the 58th Street frontage: and not to provide the required 50% glazing on the facade of the proposed building facing 58th Street.

**APPLICANT:** Alejandro Ramirez

**APPELLANT:** Roberto Velasquez

**STAFF RECOMMENDS DENIAL OF APPEAL**  
Albert Landini (213) 978-1467

6. **ZA 2004-3300(CUB)(CUX)-1A**

**CEQA:** ENV 2004-3301-ND

**Plan:** West Adams-Baldwin Hills-Leimert

**Council District:** 10

**Location:** 5257 West Adams Boulevard

**Expiration Date:** 08/27/05

**Status of Appeal:** Not further appealable to City Council

PUBLIC HEARING

**AN APPEAL** from the Zoning Administrator's denials of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, a request for a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,18, a request for a Conditional Use to permit public dancing, in conjunction with an existing 2,565 square-foot restaurant/nightclub with live entertainment currently operating with 50 seats on the main floor and 19 seats on a 450 square-foot mezzanine floor, having hours of operation from 7 p.m. to 1 a.m. Tuesday and Wednesday 7 p.m. to 1:30 a.m. Thursday; and 7 p.m. to 2 a.m. Friday and Saturday.

**APPLICANT:** Steven Yablok, Fais-Do-Do  
Elizabeth Peterson, Representative

**APPELLANT:** Steven Yablok, Fais-Do-Do

STAFF RECOMMENDS DENIAL OF APPEAL

Albert Landini (213) 978-1467

7. **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 (5) 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, August 16, 2005**

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

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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) 978-1294.